

MINUTES  
CITY PLANNING COMMISSION  
**Monday, February 3, 2020**  
6:00 P.M.  
CITY HALL COMMON COUNCIL CHAMBERS

I. Summary of cases discussed herein:

SP-20-03      R-20-03      R-20-05      SP-20-04      3S-20-04

II. Attendance

Members Present

Mr. Steven Kulick  
Ms. Rebecca Livengood  
Ms. Christine Capella-Peters  
Mr. Walter Bowler

Staff Present

Ms. Heather Lamendola  
Mr. Jeff Harrop  
Ms. Kathryn Ryan

III. Meeting called to order at 6:03 p.m.

IV. Approval of Minutes:

Mr. Walter Bowler made a motion to accept the minutes of the January 13, 2020, meeting of the City Planning Commission. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

V. Public Hearings

- 1) SP-20-03 (Continuation from 1/13/2020 SK, RL, CCP, WB)  
Special Permit-Restaurant  
1706 Erie Boulevard East  
1700 Realty, Inc. (owner)  
Esau Torres Lopes (applicant)  
Industrial, Class A

Mr. Allen Kosoff at 209 Berkeley Drive, and Mr. Essau Torres Lopez at 5672 Thompson Road, spoke to the City Planning Commission about the proposal, which consists of establishing a Restaurant within a convenience store on property situated at 1706 Erie Boulevard East.

No one spoke in favor of or in opposition to the proposal.

After further discussion and review, during which Mr. Kosoff explained that the applicant was engaging a landscape architect to develop a revised site plan, the Commission agreed to continue the Public Hearing on February 24, 2020.

2) R-20-03

Resubdivision

Combine Two Properties into One New Lot

1809 and 1811 Lodi Street

The Greater Syracuse Property Development Corporation (owner/applicant)

Residential, Class B-1

Ms. Katelyn Wright from the Greater Syracuse Property Development Corporation at 431 East Fayette Street spoke to the City Planning Commission about the proposal, which consists of combining two properties situated at 1809 and 1811 Lodi Street into one new Lot.

No one spoke in favor of or in opposition to the proposal.

After further discussion and review, Ms. Christine Capella-Peters made a motion to approve the request with a negative SEQRA declaration, noting the combination of these lots was a reasonable way to address the unusual small size of the original lots. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

3) R-20-05

Resubdivision

Combine Two Properties into One New Lot

841 and 861 Van Rensselaer Street

Allied Realty Corp (owner/applicant)

Lakefront, T-5

Mr. Joe Pietrafesa at 207 Via Emilia, Palm Beach Gardens, FL, and Mr. Jim Owen and Mr. Tom Mahoney from Mahoney Design and Build at 4 Technology Boulevard, Canastota, NY, spoke to the City Planning Commission about the proposal, which consists of combining two properties situated at 841 and 861 Van Rensselaer Street into one new Lot to facilitate the construction of a self-storage facility.

One person spoke in favor of the proposal and one piece of written correspondence was received in favor of the proposal. No one spoke in opposition to the proposal.

After further discussion and review, Ms. Christine Capella-Peters made a motion to approve the request with a negative SEQRA declaration. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

4) SP-20-04

Special Permit-Self Storage – New Construction

841 and 861 Van Rensselaer Street

Allied Realty Corp (owner/applicant)

Lakefront, T-5

Mr. Joe Pietrafesa at 207 Via Emilia, Palm Beach Gardens, FL, and Mr. Jim Owen and Mr. Tom Mahoney from Mahoney Design and Build at 4 Technology Boulevard, Canastota, NY, spoke to the City Planning Commission about the proposal, which

consists of a two-phased project to construct a self-storage facility and a commercial building on properties situated at 841 and 861 Van Rensselaer Street.

One person spoke in favor of the proposal and one piece of written correspondence was received in favor of the proposal. No one spoke in opposition to the proposal.

After further discussion and review, Ms. Christine Capella-Peters made a motion to approve the request with a negative SEQRA declaration and granting six exceptions from Part B, Section IX of the City of Syracuse Zoning Rules and Regulations, as amended, with respect to the building number, exterior finish material, architectural opening, and sign type, area, and location regulations. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 5) 3S-20-04  
Three-Mile Limit Subdivision Review-Town of LaFayette  
Moneal Subdivision  
Divide One Property into Two New Lots  
4242 Barker Hill Road

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the City Planning Commission about the proposal, which consists of dividing one property situated at 4242 Barker Hill Road in the Town of LaFayette into two new Lots.

No one spoke in favor of or in opposition to the proposal.

After further discussion and review, Ms. Rebecca Livengood made a motion to approve the request with a negative SEQRA declaration. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

## VI. Correspondence

- 1) SP-19-12 (Remanded Back from Common Council)  
Special Permit-Restaurant  
Establish a Restaurant within a Convenience Store  
308 Gifford Street, 515 and 517 Wyoming Street, and 620 South West Street, Rear  
Wyoming-Gifford, LLC (owner/applicant)  
Business, Class A

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the City Planning Commission about the correspondence, which consists of a letter from the City Clerk's Office remanding a City Planning Commission resolution approving a Special Permit for a Restaurant within a Convenience Store on property situated at 308 Gifford Street, 515 and 517 Wyoming Street, and 620 South West Street, Rear back to the Planning Commission pending approval of an encroachment application and for reconsideration of numerous waivers granted by the Planning Commission given the neighborhood opposition

VII. Authorizations

Mr. Walter Bowler made a motion to authorize those cases listed, in addition to those held over from this meeting, for Public Hearings on Monday, February 24, 2020. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

VIII. Adjourn

Ms. Rebecca Livengood made a motion to adjourn at 7:30 p.m. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously.