

MINUTES
CITY PLANNING COMMISSION
Monday, February 24, 2020
6:00 P.M.
CITY HALL COMMON COUNCIL CHAMBERS

I. Summary of cases discussed herein:

SP-20-03	R-20-06	Z-2827	R-20-08	Z-2825M1
R-20-09	3S-20-05	Z-2802M1	SP-08-02M2	

II. Attendance

Members Present

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

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:

Ms. Christine Capella-Peters made a motion to accept the minutes of the February 3, 2020, meeting of the City Planning Commission. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

V. Public Hearings

- 1) SP-20-03 (Continuation from 1/13 and 2/3/2020 SK, RL, CCP, WB)
Special Permit-Restaurant
1700-1702 and 1706-1708 Erie Boulevard East
1700 Realty, Inc. (owner)
Esau Torres Lopes (applicant)
Industrial, Class A

Mr. Ed Keplinger from Keplinger, Freeman Associates at 6320 Fly Road spoke to the City Planning Commission about the proposal, which consists of establishing a Restaurant within a convenience store on property situated at 1700-1702 and 1706-1708 Erie Boulevard East.

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

After further discussion and review, Mr. George Lynch made a motion to approve the request with a negative SEQRA declaration and granting seven waivers from the City of Syracuse Zoning Rules and Regulations, as amended with respect to the off-street parking, on-site curbing, street line treatment area, right-of-way treatment, and the arterial setback, frontage, and area regulations. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 2) R-20-06
Resubdivision
Combine Two Properties into One New Lot
232-234 and 236-238 Elk Street
Samuel Perry and the Greater Syracuse Property Development Corporation (owners/applicants)
Residential, Class AA

Ms. Tysha Martin from the Northeast Hawley Development Association at 101 Gertrude Street spoke to the City Planning Commission about the proposal, which consists of combining two properties situated at 232-234 and 236-238 Elk 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. Mr. George Lynch seconded the motion. The motion passed unanimously.

- 3) Z-2827
Change of Zone
225-231 Richmond Avenue
Change the Zoning Designation from Residential, Class A to Planned Development District
Ranalli ALA and Richmond UAS Properties, LLC (owner/petitioner)

Mr. Brian Bouchard from CHA Companies at 300 South State Street spoke to the City Planning Commission about the proposal, which consists of changing the zoning designation for property situated at 225-231 Richmond Avenue from Residential, Class A to Planned Development District.

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. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 4) R-20-08
Resubdivision
Combine Seven Properties into Two New Lots
161-213, 221-223, and 225-231 Richmond Avenue, 538&576 Tracy Street,
115 Van Rensselaer Street, and 738-766 and 770 Erie Boulevard West
Ranalli ALA, LLC and Richmond UAS Properties, LLC (owners/applicants)
Residential, Class A and Planned Development District

Mr. Brian Bouchard from CHA Companies at 300 South State Street spoke to the City Planning Commission about the proposal, which consists of combining seven properties situated at 161-213, 221-223, and 225-231 Richmond Avenue, 538&576 Tracy Street, 115 Van Rensselaer Street, and 738-766 and 770 Erie Boulevard West 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.

5) Z-2825M1

Planned Development District Plan

161-213, 221-223, and 225-231 Richmond Avenue, 538&576 Tracy Street,
115 Van Rensselaer Street, and 738-766 and 770 Erie Boulevard West
Ranalli ALA and Richmond UAS Properties, LLC (owners/applicants)
Industrial, Class A, Business, Class A, and Residential, Class A

Mr. Brian Bouchard from CHA Companies at 300 South State Street spoke to the City Planning Commission about the proposal, which consists of expanding a Planned Development District Plan to include properties situated at 161-213, 221-223, and 225-231 Richmond Avenue, 538&576 Tracy Street, 115 Van Rensselaer Street, and 738-766 and 770 Erie Boulevard West.

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. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously.

6) R-20-09

Resubdivision

Combine Three Properties into Two New Lots

1615, 1617-1619, 1621-1623 South Salina Street

Syracuse Model Neighborhood Corp and

The Greater Syracuse Property Development Corporation (owners/applicants)

Residential, Class B and Residential, Class AA

Ms. Kaitlyn 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 three properties situated at 1615, 1617-1619, 1621-1623 South Salina Street into two new Lots.

No one spoke in favor of the proposal. One person spoke in opposition to the proposal.

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

- 7) 3S-20-05
Three-Mile Lime Subdivision Review-Town of Clay
JRT Properties, LLC Subdivision
Combine Two Properties into One New Lot
5244 and 5250 West Taft Road
Charles Hafner (owner/applicant)

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the City Planning Commission about the proposal, which consists of combining two properties situated at 5244 and 5250 West Taft Road in the Town of Clay 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. Mr. George Lynch seconded the motion. The motion passed unanimously.

VI. Modification Considerations

- 1) Z-2802M1
Project Plan Review Modification-Demolition and New Construction
Modify Signage
801-841 South Crouse Avenue
Syracuse University (owner/applicant)
Planned Institutional Development

Mr. Jeff Harrop, Staff Planner for the Office of Zoning Administration, spoke to the City Planning Commission about the proposal.

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

- 2) SP-08-02M2
Special Permit Modification-Restaurant
Modify Floor Plan and Signage
316 South Clinton Street
Thomas Fabboli (owner)
Jonathan Page (applicant)
Central Business District-General Service A

Mr. Jeff Harrop, Staff Planner for the Office of Zoning Administration, spoke to the City Planning Commission about the proposal.

After discussion and review, the City Planning Commission agreed to defer acting on the request pending receipt of review comments from the Syracuse Landmark Preservation Board.

VII. Authorizations

Mr. Walter Bowler made a motion to authorize those cases listed for Public Hearings on Monday, March 16, 2020. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously. The Commission requested additional information regarding the proposed resubdivision of property situated at 718, 720, 722, 724, and 726 East Washington Street and 715, 717-721, and 723 East Fayette Street with respect to the purpose for the resubdivision and any development proposals which may be associated with the request.

VIII. Adjourn

Ms. Rebecca Livengood made a motion to adjourn at 6:48 p.m. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously.