

MINUTES  
CITY PLANNING COMMISSION  
**Monday, March 16, 2020**  
6:00 P.M.  
CITY HALL COMMON COUNCIL CHAMBERS

I. Summary of cases discussed herein:

PS-20-01	R-20-12	SP-18-11M1	SP-20-05	SP-20-06
SP-20-07	R-20-13	3S-20-06		

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  
Ms. Kathryn Ryan

III. Meeting called to order at 6:00 p.m. The meeting was held in the Common council Chambers with applicants, staff, and Commission members via Webex and Youtube, considering the Governor Cuomo’s Executive Order and directive regarding public meetings.

IV. Approval of Minutes:

Mr. Walter Bowler made a motion to accept the minutes of the February 24, 2020, meeting of the City Planning Commission. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

V. Public Hearings

1) PS-20-01

Protected Site Designation  
910 Madison Street  
Temple Society of Concord (owner)  
The Syracuse Landmark Preservation Board (petitioner)  
Residential, Class B

Ms. Kate Auwaerter, staff for the Syracuse Landmark Preservation Board spoke to the Commission about the proposal, which consists of recommending designation of the property as a Protected Site.

Several people spoke in favor of the proposal, and in opposition to the proposal. Several letters were submitted by both people in favor and in opposition.

After further discussion and review, Ms. Chris Capella Peters made a motion to hold the hearing open until the April 6, 2020 meeting. The motion was seconded by Mr. Walter Bowler and passed unanimously.

2) R-20-12

Resubdivision

Combine Two Properties into One New Lot  
631 and 641 South West Street  
Raymond Garzia (owner/applicant)  
Commercial, Class A

Neither the owner, nor a representative was present to speak to the Commission about the proposal, which consists of combining two properties into one new lot in order to expand the Light Duty Motor Vehicle Repair use on 631 and 641 South West Street.

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

After further discussion and review, Ms. Chris Capella Peters made a motion to hold the hearing open until the April 6, 2020 meeting. The motion was seconded by Mr. Walter Bowler and passed unanimously.

- 3) SP-11-18M1  
Special Permit Modification-Heavy Duty Motor Vehicle Repair  
Expand Special Permit Use  
631 and 641 South West Street  
Raymond Garzia (owner/applicant)  
Commercial, Class A

Neither the owner, nor a representative was present to speak to the Commission about the proposal, which consists of expanding the Light Duty Motor Vehicle Repair use on 631 and 641 South West Street.

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

After further discussion and review, Ms. Chris Capella Peters made a motion to hold the hearing open until the April 6, 2020 meeting. The motion was seconded by Mr. Walter Bowler and passed unanimously.

- 4) SP-20-05  
Special Permit-Indoor Amusement and Recreation  
900 North McBride Street  
Salina Crossing Commercial Enterprises, LLC (owner)  
Cheryl Pusztai for YMCA of CNY (applicant)  
Business, Class A

Mr. Mike Malda from Holmes, King, Kallquist & Associates spoke on behalf of the applicant about the proposal, which consists of establishing a women's fitness center in a mixed use building.

Four people spoke in favor of the proposal. No one spoke in opposition to the proposal. Several letters were submitted by people in favor of the proposal.

After further discussion and review, Mr. George Lynch made a motion to approve the request with a Negative Declaration. The motion was seconded by Rebecca Livengood and passed unanimously.

- 5) SP-20-06  
Special Permit-Restaurant  
727 South Crouse Avenue  
The Marshall 727, LLC (owner)  
Xue Fang Jiang (applicant)  
Business Class A

The representative for the applicant, James Trasher of CHA, requested to withdraw this application and resubmit a more comprehensive Special Permit proposal in anticipation of the April 6, 2020 meeting.

- 6) SP-20-07  
Special Permit-Car Wash  
2027 Park Street  
Rose State 3230, LLC (owner)  
2027 Park Street, LLC (applicant)  
Industrial, Class A

Mr. James Trasher of CHA, representing the applicant, spoke on behalf of the applicant about the proposal, which consists of establishing a car wash in an existing retail building.

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

After further discussion and review, Ms. Chris Capella Peters made a motion to approve the request with a Negative Declaration. The motion was seconded by Mr. Walter Bowler and passed unanimously.

- 7) R-20-13  
Resubdivision  
Combine Eight Properties into Two New Lots  
718, 720, 722, 724, and 726 East Washington Street and  
715, 717-721, and 723 East Fayette Street  
715 EFSU, LLC and One Forman Park, LLC (owners/applicants)  
Business, Class A

Mr. Andrew Schuster, representing all of the owners of the properties, spoke on behalf of the applicant about the proposal, which consists of combining eight properties into two new lots.

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

After further discussion and review, Mr. Walter Bowler made a motion to approve the request with a Negative Declaration. The motion was seconded by Ms. Rebecca Livengood and passed unanimously.

- 8) 3S-20-06  
Three-Mile Limit Review-Town of Geddes  
Cabiles Subdivision  
Combine Two Properties into One New Lot  
601 and 655 Church Street  
Ryan Cabiles (owner/applicant)

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse spoke to the Commission about the proposal, which consists of combining two properties into one new lot.

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

After further discussion and review, Ms. Chris Capella Peters made a motion to approve the request with a Negative Declaration. The motion was seconded by Mr. George Lynch and passed unanimously.

#### I. Minor Modification

- 1) SP-15-04M3 205  
Special Permit Modification-Restaurant  
Modify Tenant Floor Plan  
2743 Erie Boulevard East  
Han Garam, Inc. (owner/applicant)  
Industrial, Class A

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the Commission about the request which consist of modifying the first floor tenant and signage on a property encumbered by a Special Permit for a Restaurant.

After further discussion and review, Ms. Rebecca Livengood made a motion to approve the request with a Negative Declaration. The motion was seconded by Mr. Walter Bowler and passed unanimously.

- 2) SP-17-22M2 221  
Special Permit Modification-Restaurant  
Modify First-Floor Tenant Plan  
400-402 Butternut Street  
Butternut St, LLC (owner)  
Dava Bellucci (applicant)  
Business, Class A

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the Commission about the request which consist of modifying the first floor tenant on a property encumbered by a Special Permit for a Restaurant.

After further discussion and review, Mr. George Lynch made a motion to approve the request with a Negative Declaration. The motion was seconded by Mr. Walter Bowler and passed unanimously.

## II. Modification Consideration

- 1) SP-08-02M2 241  
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

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the Commission about the request which consist of modifying the first floor restaurant and signage.

After further discussion and review, Ms. Chris Capella Peters made a motion to approve the request with a Negative Declaration. The motion was seconded by Mr. George Lynch and passed unanimously.

## III. New Business

- 1) Z-2826M1 261  
Project Plan Modification-New Construction  
Construct a 100,000-Square Foot Warehouse  
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)  
Planned Institutional Development

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the Commission about the request which consist of modifying the previously approved Project Plan Review to expand the warehouse form 80,000 square feet to 100,000 square feet.

After further discussion and review, Mr. Walter Bowler made a motion to approve the request with a Negative Declaration. The motion was seconded by Ms. Rebecca Livengood and passed unanimously.

- 2) Z-2828 303  
Project Plan Review-New Construction  
Construct a Ground Sign  
100 Euclid Avenue  
Syracuse University (owner/applicant)  
Planned Institutional District

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the Commission about the request which consist of constructing a wall and a 94.5 square foot ground sign.

After further discussion and review, Ms. Chris Capella Peters made a motion to approve the request with a Negative Declaration. The motion was seconded by Mr. George Lynch and passed unanimously.

- 3) Z-2829 325  
Project Plan Review-New Construction  
Construct a Ground Sign  
100 University Place  
Syracuse University (owner/applicant)  
Planned Institutional District

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the Commission about the request which consist of constructing two walls and one 51 square foot ground sign.

After further discussion and review, Ms. Chris Capella Peters made a motion to approve the request with a Negative Declaration. The motion was seconded by Mr. George Lynch and passed unanimously.

- 4) Z-2830 339  
Project Plan Review-New Construction  
Construct a Ground Sign  
201-205 University Place  
Syracuse University (owner/applicant)  
Planned Institutional District

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the Commission about the request which consist of constructing one 96 square foot ground sign.

After further discussion and review, Ms. Chris Capella Peters made a motion to approve the request with a Negative Declaration. The motion was seconded by Mr. Walter Bowler and passed unanimously.

- 5) Z-2831 353  
Project Plan Review-New Construction  
Construct a Ground Sign  
680 Comstock Avenue  
Syracuse University (owner/applicant)  
Planned Institutional District

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the Commission about the request which consist of constructing two walls and one 75 square foot ground sign.

After further discussion and review, Mr. George Lynch made a motion to approve the request with a Negative Declaration. The motion was seconded by Mr. Walter Bowler and passed unanimously.

#### VI. Modification Considerations

- 1) 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

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the City Planning Commission about the proposal.

After discussion and review by the City Planning Commission, Ms. Chris Capella Peters made a motion to approve with a Negative Declaration, seconded by Mr. George Lynch. The motion passed unanimously.

#### VII. Authorizations

Ms. Chris Capella Peters made a motion to authorize those cases listed for Public Hearings on Monday, April 6, 2020, including those held over this evening and the anticipated submittal of a new Special Permit for 727 South Crouse Avenue that was withdrawn this evening. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

#### VIII. Adjourn

Mr. Walter Bowler made a motion to adjourn at 7:48 p.m. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.