

MINUTES
CITY PLANNING COMMISSION
Monday, April 6, 2020
6:00 P.M.

I. Summary of cases discussed herein:

PS-20-01	SP-98-24M3	SP-00-44M7	SP-20-09	R-20-14
R-20-17	Z-1921M1			

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 6:00 p.m.

IV. Approval of Minutes:

Ms. Christine Capella-Peters made a motion to accept the minutes of the March 16, 2020, meeting of the City Planning Commission. Mr. George Lynch seconded the motion. The motion passed unanimously.

V. Public Hearings

- 1) PS-20-01 (Continued from 3/16/20 SK, RL, CCP, WB, GL)
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 City Planning Commission about the proposal, which consists of recommending designation of property situated at 910 Madison Street as a Protected Site.

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

After further discussion and review, Ms. Christine Capella-Peters made a motion to recommend that the property situated at 910 Madison Street be designated as a Protected Site. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 2) SP-98-24M3
Special Permit Modification-Heavy Duty Motor Vehicle Repair
Modify Signage
638 West Genesee Street
Todd Zigrossi (owner/applicant)
Commercial, Class A

Mr. Michael Yost of Yost Neon Displays at 20 Ransier Drive West Seneca, New York, spoke to the City Planning Commission about the proposal, which consists of modifying the signage on property situated at 638 West Genesee Street.

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 and granting a waiver from the sign regulations. Mr. George Lynch seconded the motion. The motion passed unanimously.

- 3) SP-00-44M7
Special Permit Modification-Restaurant
Modify Floor Plan and Signage
219 West Fayette Street
Erie Water St. Associates, LLC (owner)
Ryan & Cheryl Chaif (applicants)
Central Business District-General Service A

Mr. Anthony Rojas at 239 East Water Street spoke to the City Planning Commission about the proposal, which consists of establishing a second (PhLow) restaurant on property situated at 219 West Fayette Street.

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 a waiver from the sign regulations. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

- 4) SP-20-09
Special Permit-Restaurant
Establish Two Additional Restaurants
727 South Crouse Avenue
The Marshall 727, LLC (owner/applicant)
Business, Class A

Mr. James Trasher at 300 South State Street spoke to the City Planning Commission about the proposal, which consists of establishing two additional restaurants on property situated at 727 South Crouse Avenue.

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 and granting three waivers from the driveway location, special permit sign, and street line treatment regulations, however not granting the request for a total parking waiver. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

5) R-20-14

Resubdivision

Combine Two Properties into One New Lot

712 and 714-716 Summit Avenue

Della Smith and

The Greater Syracuse Property Development Corporation (owners/applicants)

Residential, Class A-1

Ms. Tysha Martin from the Northeast Housing Development Association at 101 Gertrude Street spoke to the City Planning Commission about the proposal, which consists of combining two properties situated at 712 and 714-716 Summit Avenue into one new Lot.

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 with a vote of three in favor, one against, and one abstention.

6) R-20-17

Resubdivision

Combine Two Properties into One New Lot

233 and 239 McLennan Avenue

Amber Welch and

The Greater Syracuse Property Development Corporation (owners/applicants)

Residential, Class AA

Ms. Tysha Martin from the Northeast Housing Development Association at 101 Gertrude Street spoke to the City Planning Commission about the proposal, which consists of combining two properties situated at 233 and 239 McLennan Avenue into one new Lot.

No one spoke in favor of or 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 with a vote of four in favor and one against.

VI. New Business

1) Z-1921M1

Multi-Building Review Modification

Modify Site Plan and Recreation Building Floor Plan

127, 131, 131 Rear, 161, 181, and 181 Rear Lafayette Road

Sinatra Company Real Estate (owner/applicant)

Residential, Class B

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

After 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.

VII. Authorizations

Ms. Rebecca Livengood made a motion to authorize those cases listed for Public Hearings on Monday, April 27, 2020. Mr. George Lynch seconded the motion. The motion passed unanimously.

VIII. Adjourn

Ms. Christine Capella-Peters made a motion to adjourn at 7:53 p.m. Mr. Walter Bowler seconded the motion. The motion passed unanimously.