

MINUTES  
CITY PLANNING COMMISSION  
**Monday, April 27, 2020**  
6:00 P.M.

I. Summary of cases discussed herein:

SP-20-08	SP-88-06M3	R-20-19	R-20-21	R-20-22
SP-20-05M1	SR-17-01M1	SP-20-10	SP-20-09	

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 April 6, 2020, meeting of the City Planning Commission. Mr. Steven Kulick seconded the motion. The motion passed unanimously.

V. Public Hearings

- 1) SP-20-08  
Special Permit-Care Home  
Establish (Maintain) a Care Home  
125 Green Street  
Helio Health, Inc. (owner/applicant)  
Residential, Class B

Mr. Scott Lickstein at 109 South Warren Street spoke to the City Planning Commission about the proposal, which consists of maintaining an existing Care Home to facilitate interior renovations and the demolition followed by construction of a new garage on property situated at 125 Green Street.

Two people spoke 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. George Lynch seconded the motion. The motion passed unanimously. Ms. Rebecca Livengood abstained.

- 2) SP-88-06M3  
Special Permit Modification-Restaurant  
Modify Signage  
1100 North Salina Street  
Khader Khatib (owner/applicant)  
Business, Class A

Mr. Michael Geraghty at 124 Hertford Street, and Mr. Mohammad Azzam at 4950 Darien Drive, Liverpool, New York, spoke to the City Planning Commission about the proposal, which consists of modifying the signage on property situated at 1100 North Salina Street.

One person spoke 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 a waiver from the City of Syracuse Zoning Rules and Regulations, as amended, with respect to the sign regulations. Mr. George Lynch seconded the motion. The motion passed unanimously.

- 3) R-20-19  
Resubdivision  
Realign Two Properties into Two New Lots  
400 and 414-418 West Taylor Street  
ACN Companies, LLC (owner/applicant)  
Industrial, Class A

Neither the applicant, property owner, nor designated representative were present to speak to the City Planning Commission about the proposal, which consists of realigning two properties situated at 400 and 414-418 West Taylor Street into two new Lots.

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

After further discussion and review, the Commission agreed to continue the Public Hearing at its next regularly scheduled meeting to afford the applicant an opportunity to present the proposal.

- 4) R-20-21  
Resubdivision  
Combine Two Properties into One New Lot  
1300-1302 and 1306-1308 Midland Avenue  
The Greater Syracuse Property Development Corporation (owner/applicant)  
Residential, Class AA

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 1300-1302 and 1306-1308 Midland Avenue into one new Lot to facilitate the construction of a two-family dwelling as part of the Mayor's Resurgent Neighborhoods Initiative.

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

After further discussion and review, the Commission agreed to continue the Public Hearing at its next regularly scheduled meeting to afford the applicant an opportunity to submit proposed plans for the new construction.

- 5) R-20-22  
Resubdivision  
Combine Two Properties into One New Lot  
246 and 250-252 West Brighton Avenue  
The Greater Syracuse Property Development Corporation (owner/applicant)  
Residential, Class AA

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 246 and 250-252 West Brighton Avenue into one new Lot to facilitate the construction of a two-family dwelling as part of the Mayor's Resurgent Neighborhoods Initiative.

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

After further discussion and review, the Commission agreed to continue the Public Hearing at its next regularly scheduled meeting to afford the applicant an opportunity to submit proposed plans for the new construction.

## VI. Minor Modification

- 1) SP-20-05M1  
Special Permit Modification-Indoor Amusement and Recreation  
Modify Floor Plan and Elevation  
900 North McBride Street  
Salina Crossing Commercial Enterprises, LLC (owner)  
Cheryl Pusztai for YMCA of CNY (applicant)  
Business, Class A

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. New Business

- 1) SR-17-01M1  
Site Plan Review Modification-Antenna  
Install Three Additional Panel Antennas  
417 Churchill Avenue  
Bernadine Apartments, Inc. (owner)  
Michael Baroody (applicant)  
Planned Institutional District

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

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

- 2) SP-20-10  
Automatic Special Permit-Light Duty Motor Vehicle Repair  
321-329 South Wilbur Street  
George Barth (owner/applicant)  
Business, Class A and 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, Mr. George Lynch made a motion to approve the request with a negative SEQRA declaration. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

VIII. Discussion

- 1) SP-20-09: Reconsideration of a Hearing for Requested Waivers  
Special Permit-Restaurant  
Establish Two Additional Restaurants  
727 South Crouse Avenue  
The Marshall 727, LLC (owner/applicant)  
Business, Class A

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

After discussion and review, Ms. Christine Capella-Peters made a motion to authorize the proposal for a Public Hearing on May 18, 2020. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

IX. Authorizations

Mr. George Lynch made a motion to authorize those cases listed for Public Hearings, in addition to those to be continued from this meeting as well as authorized during this meeting, on Monday, May 18, 2020. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

X. Adjourn

Ms. Rebecca Livengood made a motion to adjourn at 7:19 p.m. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously.