

MINUTES
CITY OF SYRACUSE PLANNING COMMISSION
Monday, June 8, 2020
6:00 P.M.
VIA WEBEX

I. Summary of cases discussed herein:

R-20-31	SP-88-16M3	R-20-40	R-20-46	PR-20-12
SR-16-12M1	PR-17-08	Z-2802M2	LEAD AGENCY	

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 6:00 p.m.

IV. Approval of Minutes:

Ms. Rebecca Livengood made a motion to accept the minutes of the May 18, 2020, meeting of the City Planning Commission. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously.

V. Public Hearings

1) R-20-31

Resubdivision
Combine Three Properties into One New Lot
100 and 102 South Lowell Avenue and 303 Tompkins Street
Peter Coleman (owner/applicant)
Business, Class A

Mr. Daniel Manning at 225 Wilkinson Street spoke to the City Planning Commission about the proposal, which consists of combining three properties situated at 100 and 102 South Lowell Avenue and 303 Tompkins Street into one new Lot.

Two people spoke in favor of the proposal. One person spoke in opposition to the proposal, and one letter in opposition to the proposal was received.

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.

- 2) SP-88-16M3
Special Permit Modification and Expansion-Restaurant
Modify Site Plan, Floor Plan, Elevations, and Signage
100 and 102 South Lowell Avenue and 303 Tompkins Street
Peter Coleman (owner/applicant)
Business, Class A

Mr. Daniel Manning at 225 Wilkinson Street spoke to the City Planning Commission about the proposal, which consists of modifying the site plan, floor plan, elevations, and signage for a Restaurant on properties situated at 100 and 102 South Lowell Avenue and 303 Tompkins Street.

Two people spoke in favor of the proposal. One person spoke in opposition to the proposal, and one letter in opposition to the proposal was received.

After further discussion and review, Ms. Christine Capella-Peters made a motion to approve the request with a negative SEQRA declaration and with conditions that the applicant revise the site plan to comply with review comments from the City Transportation Planner, and that the Board of Zoning Appeals approve a companion Variance application. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 3) R-20-40
Resubdivision
Combine Seven Properties into Five New Lots
509, 511, 513, 515, and 517 Seymour Street and 418 and 420 Shonnard Street
The Greater Syracuse Property Development Corporation, the City of Syracuse,
Felipe Rodriquez, and Sunshine Booker (owners/applicants)
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 seven properties situated at 509, 511, 513, 515, and 517 Seymour Street and 418 and 420 Shonnard Street into five new Lots.

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-20-46
Resubdivision
Combine Four Properties into Two New Lots
610 Willow Street, 610 Willow Street, Rear, 316 Townsend Street, and
501-519 James Street
St Joe's Healthcare Center Properties, Inc. (owner/applicant)
Office, Class B

Mr. Kevin Gilligan from Costello, Cooney, and Fearon at 500 Plum Street spoke to the City Planning Commission about the proposal, which consists of combining four properties situated at 610 Willow Street, 610 Willow Street, Rear, 316 Townsend Street, and 501-519 James Street into two new Lots.

No one spoke in favor of the proposal. Four people spoke in opposition to the proposal.

After further discussion and review, the City Planning Commission agreed to continue the Public Hearing at its next regularly scheduled meeting in keeping with the companion Project Site Review.

- 5) PR-20-12
Project Site Review-Demo and New Construction
610 Willow Street, 610 Willow Street, Rear, 316 Townsend Street, and
501-519 James Street
St Joe's Healthcare Center Properties, Inc. (owner/applicant)
Office, Class B

Mr. Kevin Gilligan from Costello, Cooney, and Fearon at 500 Plum Street spoke to the City Planning Commission about the proposal, which consists of demolishing an existing building and constructing a maintenance office and garage on properties situated at 610 Willow Street, 610 Willow Street, Rear, 316 Townsend Street, and 501-519 James Street.

No one spoke in favor of the proposal. Four people spoke in opposition to the proposal.

After further discussion and review, the City Planning Commission agreed to continue the Public Hearing at its next regularly scheduled meeting in response to public comments.

VI. New Business

- 1) SR-16-12M1
Site Plan Review Modification-Antenna
Modify Site Plan
1418 Grant Boulevard
Cary Dicosta (owner)
Syracuse SMSA limited Partnership d/b/a Verizon Wireless (applicant)
Business, Class A

Mr. Robert Brenner from Nixon Peabody at 1300 Clinton Square, Rochester, New York, 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. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously.

- 2) PR-17-08
Project Site Review-Demolition and Site and Façade Alterations
Time Extension
1027-1029 East Genesee Street
1027 East Genesee St, LLC (owner/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, the City Planning Commission agreed to defer acting on the request pending receipt of addition information regarding the timing and reason for the request.

- 3) JMA Tech Properties, LLC Project
Notice of Intent to Act as Lead Agency for Coordinated SEQRA Review
120-154 Cortland Avenue, 1022, 1029, 1033, 1049, 1049 Rear, 1051, and 1080-82 South Clinton Street, 222-24, 226 Tallman Street, 980-82, 1002-22, 1024-40 South Salina Street
JMA Tech Properties, LLC (contract owner)
Syracuse Industrial Development Agency (applicant)
Industrial, Class A, Commercial, Class A, Business, Class A

Ms. Heather Lamendola spoke to the City Planning Commission about the request from the Syracuse Industrial Development Agency to act as Lead Agency for an upcoming project at properties situated at 120-154 Cortland Avenue, 1022, 1029, 1033, 1049, 1049 Rear, 1051, and 1080-82 South Clinton Street, 222-24, 226 Tallman Street, 980-82, 1002-22, 1024-40 South Salina Street.

After discussion and review, Ms. Christine Capella-Peters made a motion to accept SIDA's declaration of intent to act as Lead Agency. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 4) Z-2802M2
Project Plan Review Modification-National Veteran's Resource Center
Install Two Window Signs
801-841 South Crouse Avenue
Syracuse University (owner/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. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously.

VII. Authorizations

Ms. Rebecca Livengood made a motion to authorize those applications listed in addition to the two applications continued from tonight's meeting (R-20-46 and PR-20-12), as well as a Project Site Review (PR-19-20), for Public Hearings on Monday, June 29, 2020. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously.

VIII. Adjourn

Ms. Rebecca Livengood made a motion to adjourn at 8:30 p.m. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously.