

MINUTES  
CITY OF SYRACUSE PLANNING COMMISSION  
Monday, June 29, 2020  
6:00 P.M.  
VIA WEBEX

I. Summary of cases discussed herein:

R-20-46	PR-20-12	PR-19-20	R-20-41	R-20-42
R-20-43	R-20-44	R-20-45	SP-03-29M1	SP-20-07M1
SP-90-37M1	Z-2525M1	PR-17-04	PR-17-08	

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 6:02 p.m.

IV. Approval of Minutes:

Ms. Rebecca Livengood made a motion to accept the minutes of the June 8, 2020, meeting of the City Planning Commission. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously.

V. Public Hearings

1) R-20-46 (Continuation from 6/8/2020 SK, RL, CCP, WB)  
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.

One person spoke in favor of the proposal. Two people 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.

- 2) PR-20-12 (Continuation from 6/8/2020 SK, RL, CCP, WB)  
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.

One person spoke in favor of the proposal. Two people 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 with the condition that the applicant comply with the requirements of the City of Syracuse Transportation Planner. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 3) PR-19-20  
Project Site Review-Site and Façade Alterations  
444 East Genesee Street  
444 East Genesee Street, LLC (owner/applicant)  
Central Business District-Office and Service District

Mr. Jim Knittel from In-Architect at 239 East Water Street spoke to the City Planning Commission about the proposal, which consists of site and facade alterations to an existing office building in order to establish 24 dwelling units and an unidentified commercial use on property situated at 444 East Genesee Street.

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

After further discussion and review, during which the Commission acknowledged the modification recommendation from the Onondaga County Planning Board, Ms. Christine Capella-Peters made a motion to approve the request in part with a negative SEQRA declaration to allow the proposed on-site parking with no curb-cut on Townsend Street. Mr. George Lynch seconded the motion. The motion, needing a majority plus one, passed unanimously.

- 4) R-20-41  
Resubdivision  
Realign Two Properties into Two New Lots  
1420 and 1428-1430 Burnet Avenue  
Philip S. Fallico (owner/applicant)  
Industrial, Class A

Mr. Phil Fallico at 124 Chatham Road spoke to the City Planning Commission about the proposal, which consists of realigning two properties situated at 1420 and 1428-1430 Burnet Avenue into two new Lots.

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

5) R-20-42

Resubdivision

Combine Two Properties into One New Lot

2507 and 2509 Lodi Street

209 Lemoyne, LLC and

The Greater Syracuse Property Development Corporation (owners/applicants)

Industrial, Class A

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 2507 and 2509 Lodi Street into one new Lot.

One person spoke in favor of the proposal. No one spoke 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-20-43

Resubdivision

Combine Two Properties into One New Lot

407, 409 Hartson Street

Luis Cruz and

The Greater Syracuse Property Development Corporation (owners/applicants)

Residential, Class A

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 407, 409 Hartson Street into one new Lot.

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

After further discussion and review, during which the Commission noted that although this proposal results in a wider than typical lot in the area, the properties are located within a floodplain and therefore accepted justification from the GSPDC that it would be difficult to build upon, 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.

- 7) R-20-44  
Resubdivision  
Combine Two Properties into One New Lot  
103, 105 Onondaga Avenue  
Valarie Bush and  
The Greater Syracuse Property Development Corporation (owners/applicants)  
Residential, Class B

Ms. Terri Luckett 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 103 and 105 Onondaga Avenue into one new Lot.

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

After further discussion and review, during which the Commission noted that although this proposal will result in a different sized lot in the immediate neighborhood, it is not an obvious intrusion upon the existing lot pattern. 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.

- 8) R-20-45  
Resubdivision  
Combine Two Properties into One New Lot  
701-703, 705 North McBride Street  
Home HeadQuarters, Inc. (owner/applicant)  
Residential, Class A

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 701-703, 705 North McBride Street into one new Lot.

Two people spoke in favor of the proposal No one spoke 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. George Lynch seconded the motion. The motion passed unanimously.

## VI. Minor Modification

- 1) SP-03-29M1  
Special Permit Modification-Restaurant  
623-625 Wolf Street  
625623 Via Lupo, LLC (owner)  
Gregory Nies (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.

- 2) SP-20-07M1  
Special Permit Modification-Car Wash  
Modify Site Plan, Floor Plan, and Elevations  
2027 Park Street  
Rose State 3230, LLC (owner)  
2027 Park Street, LLC (applicant)  
Industrial, 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.

- 3) SP-90-37M1  
Special Permit Modification-Used Motor Vehicle Sales  
Modify Floor Plan and Elevations  
766-770 West Genesee Street  
PH Crane, LLC (owner)  
Doug Pinckney-Pinckney Hugo Group (applicant)  
Commercial, 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. 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. New Business

- 1) Z-2525M1  
Multi-Building Review Modification-Modify Building Plan and Site Plan  
501 East Brighton Avenue, Rear (aka 102 Newbury Hollow Lane)  
Newbury Apts, LLC (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. Mr. George Lynch seconded the motion. The motion passed unanimously.

2) Time Extension Request-3<sup>rd</sup> Request

PR-17-04

Project Site Review-Demolition and New Construction

718, 720 and 728 East Genesee Street, 410 and 412 Furman Avenue (unopened), and

523, 525, 527, and 529 Cedar Street (aka 728 East Genesee Street)

728 EGSU, 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 Ms. Christine Capella-Peters made a motion to approve the request with a comment that the Commission is not at ease with approving an endless number of extension requests. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

VIII. Old Business

1) Time Extension Request

PR-17-08

Project Site Review-Demolition and Site and Façade Alterations

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 Ms. Christine Capella-Peters made a motion to approve the request with a comment that the Commission is not at ease with approving an endless number of extension requests. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

IX. Authorizations

Ms. Rebecca Livengood made a motion to authorize those applications listed for Public Hearings on Monday, July 20, 2020. Mr. George Lynch seconded the motion. The motion passed unanimously.

X. Adjourn

Mr. George Lynch made a motion to adjourn at 7:49 p.m. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.