

MINUTES
CITY OF SYRACUSE PLANNING COMMISSION
Monday, July 20, 2020
6:00 P.M.
VIA WEBEX

I. Summary of cases discussed herein:

PS-20-02	R-20-47	R-20-48	Z-2834
SP-19-12 M1	3S-20-07	SP-04-22 M2	Z-2835

II. Attendance

Members Present

Mr. Steven Kulick
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. Chris Capella Peters made a motion to accept the minutes of the June 29, 2020, meeting of the City Planning Commission. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

V. Public Hearings

1) PS-20-02

Protected Site Petition
205 East Seneca Turnpike
Dale and Ann Tussing (owners)
The Syracuse Landmark Preservation Board (petitioner)
Residential, Class A-1

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

Three people spoke in favor of the petition. In addition, three letters were sent in favor of the petition.

After further discussion and review Ms. Christine Capella-Peters made a motion to approve the request with a negative SEQRA declaration. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

2) SP-19-12M1

Special Permit Modification-Restaurant
Remanded Back from Common Council
Establish a Restaurant within a Convenience Store
308 Gifford Street, 515 and 517 Wyoming Street, and 620 South West Street, Rear
Wyoming-Gifford, LLC (owner/applicant)
Business, Class A

Mr. Joe Mastroianni, engineer for the applicant, spoke to the City Planning Commission about the proposal, which consists of establishing a restaurant within a convenience store.

No one spoke in favor of the proposal. Two people spoke 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. Christine Capella-Peters seconded the motion. The motion passed unanimously.

3) R-20-47

Resubdivision
Combine Three Properties into Two New Lots
1010, 1022-1024, and 1026-1028 West Belden Avenue
Peter Panek, Edmund Panek, and
The Greater Syracuse Property Development Corporation (owners/applicants)
Industrial, Class A

Ms. Tysha Martin from NEHDA, speaking on behalf of the Greater Syracuse Property Development Corporation, spoke to the City Planning Commission about the proposal, which consists of combining three properties into two new lots..

No one spoke in favor 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. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

4) R-20-48

Resubdivision
Combine Two Properties into One New Lot
505 and 507 Second North Street
Syeisha Byrd and
The Greater Syracuse Property Development Corporation (owners/applicants)
Residential, Class A

Ms. Tysha Martin from NEHDA, speaking on behalf of the Greater Syracuse Property Development Corporation, spoke to the City Planning Commission about the proposal, which consists of combining three 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 SEQRA declaration. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously.

- 5) 3S-20-07
Three-Mile Limit Subdivision Review-Town of DeWitt
Brixmor Holdings II SPE Subdivision
Divide One Property into Two New Lots
3469 Erie Boulevard East
Brixmor Property Group Inc. (owner/applicant)

Ms. Heather Lamendola spoke to the City Planning Commission about the proposal, which consists of dividing one property into two new lots.

No one spoke in favor 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. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

VI. Minor Modifications

- 1) SP-04-22M2
Special Permit Modification-Restaurant
Modify Floor Plans and Elevation
311 West Fayette Street
309 Fayette, LLC (owner/applicant)
Central Business District-General Service A

Ms. Heather Lamendola spoke to the City Planning Commission about the proposal, which consists of interior and exterior alterations to the building.

After further discussion and confirmation from the Syracuse Landmark Preservation Board staff, Ms. Christine Capella-Peters made a motion to approve the request with a negative SEQRA declaration. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

VII. New Business

- 1) Z-2834
Project Plan Review
Construct Two Temporary Classrooms
100 Euclid Avenue
Syracuse University (owner/applicant)
Planned Development District

Ms. Heather Lamendola spoke to the City Planning Commission about the proposal, which consists of constructing two temporary structures for use as classrooms due to distancing restrictions related to COVID-19.

After further discussion and review Ms. Christine Capella-Peters made a motion to approve the request with a negative SEQRA declaration. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

- 2) Z-2835
Project Plan Review
Construct One Temporary Classroom
100 University Place
Syracuse University (owner/applicant)
Planned Development District

Ms. Heather Lamendola spoke to the City Planning Commission about the proposal, which consists of constructing one temporary structure for use as a classroom due to distancing restrictions related to COVID-19.

After further discussion and review Ms. Christine Capella-Peters made a motion to approve the request with a negative SEQRA declaration. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

VIII. Authorizations

Mr. Walter Bowler made a motion to authorize those applications listed for Public Hearings on Monday, August 10, 2020. Ms. Christine Capella Peters seconded the motion. The motion passed unanimously.

IX. Adjourn

Ms. Christine Capella Peters made a motion to adjourn at 7:25 p.m. Mr. Walter Bowler seconded the motion. The motion passed unanimously.