

MINUTES  
CITY OF SYRACUSE PLANNING COMMISSION  
**Monday, August 10, 2020**  
6:00 P.M.  
VIA WEBEX

I. Summary of cases discussed herein:

S-20-02	R-20-51	Z-2832	Z-2833
SP-03-28M2	SP-14-05M2	Z-2795M1	

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. Christine Capella-Peters made a motion to accept the minutes of the July 20, 2020, meeting of the City Planning Commission. Mr. Steven Kulick seconded the motion. The motion passed unanimously.

V. Public Hearings

1) S-20-02

Street Abandonment  
1000 Block of South Clinton Street and 100 Block of Cortland Avenue  
City of Syracuse (owner)  
JMA Tech Properties, LLC (petitioner)

Mr. James Trasher of CHA Consulting at One Park Place, 300 South State Street, spoke to the City Planning Commission about the proposal, which consists of abandoning the 1000 block of South Clinton Street and the 100 block of Cortland Avenue as part of a proposed Planned Development District.

No one spoke in favor of the proposal. One person spoke in opposition to the proposal. Two letters in support of the proposal were received.

After further discussion and review, Ms. Christine Capella-Peters made a motion to recommend approval of the request with a negative SEQRA declaration and a condition that the petitioner establish appropriate easements for the full width and length of the abandonments, and that no permanent structures shall be constructed within these easements. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

2) R-20-51

Resubdivision

Combine Seven Properties into One New Lot

120-154 Cortland Ave, 1029, 1033, 1049, 1049 Rear, and 1051 South Clinton Street, and 980-982 South Salina Street

Ranalli/Taylor St. LLC and JMA Tech Properties (owners/applicants)

Commercial, Class A

Mr. James Trasher of CHA Consulting at One Park Place, 300 South State Street, spoke to the City Planning Commission about the proposal, which consists of combining seven properties situated at 120-154 Cortland Ave, 1029, 1033, 1049, 1049 Rear, and 1051 South Clinton Street, and 980-982 South Salina Street into one new Lot to facilitate demolition and new construction of the main campus building for a proposed Planned Development District.

No one spoke in favor of or in opposition to the proposal. Two letters in support of the proposal were received.

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 unanimously.

3) Z-2832

Zone Change

Change from Business, Class A, Commercial, Class A, and Industrial, Class A to Planned Development District

1010, 1022, 1029, 1033, 1049, 1049 Rear, 1051, 1054, 1074 and 1080-1082 South Clinton Street, 222-224, 226, 228, and 232 Tallman Street, 980-982, 1002-1022, and 1024-1040 South Salina Street, and 120-154 Cortland Avenue

Ranalli/Taylor St. LLC and JMA Tech Properties (owners/petitioners)

Mr. James Trasher of CHA Consulting at One Park Place, 300 South State Street, spoke to the City Planning Commission about the proposal, which consists of changing the zoning designation of eighteen properties situated at 1010, 1022, 1029, 1033, 1049, 1049 Rear, 1051, 1054, 1074 and 1080-1082 South Clinton Street, 222-224, 226, 228, and 232 Tallman Street, 980-982, 1002-1022, and 1024-1040 South Salina Street, and 120-154 Cortland Avenue from business, Class A, Commercial, Class A, and Industrial, Class A to a Planned Development District to facilitate the establishment of a proposed Planned Development District.

No one spoke in favor of or in opposition to the proposal. Two letters in support of the proposal were 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.

4) Z-2833

PDD District Plan

1010, 1022, 1029, 1033, 1049, 1049 Rear, 1051, 1054, 1074 and 1080-1082 South Clinton Street, 222-224, 226, 228, and 232 Tallman Street, 980-982, 1002-1022, and 1024-1040 South Salina Street, and 120-154 Cortland Avenue  
Ranalli/Taylor St. LLC and JMA Tech Properties (owners/applicants)  
Business, Class A, Commercial, Class A, and Industrial, Class A

Mr. James Trasher of CHA Consulting at One Park Place, 300 South State Street, spoke to the City Planning Commission about the proposal, which consists of establishing a District Plan for a proposed Planned Development District on properties situated at 1010, 1022, 1029, 1033, 1049, 1049 Rear, 1051, 1054, 1074 and 1080-1082 South Clinton Street, 222-224, 226, 228, and 232 Tallman Street, 980-982, 1002-1022, and 1024-1040 South Salina Street, and 120-154 Cortland Avenue.

No one spoke in favor of the proposal. One person spoke in opposition to the proposal. Two letters in support of the proposal were received.

After further discussion and review, Mr. Walter Bowler made a motion to approve the request with a negative SEQRA declaration and with the following conditions: the applicant shall obtain approval from the Common Council of the City of Syracuse for the proposed abandonment of the 1000 block of South Clinton Street and the 100 block of Cortland Avenue (S-20-01); the applicant shall obtain approval from the Common Council of the City of Syracuse for the proposed Zone Change petition of 18 properties from Business, Class A, Commercial, Class A, and Industrial, Class A to a Planned Development District (Z-2832); no permanent structures shall be constructed within the proposed abandoned City rights-of-way along the 1000 block of South Clinton Street or the 100 block of Cortland Avenue; the applicant shall establish a transparent line of site through and along any abandoned City rights-of-way along the 1000 block of South Clinton Street or the 100 block of Cortland Avenue; and any future Project Plan Review for parking areas within the Planned Development District shall include additional landscaping as determined by the City Planning Commission. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

VI. Minor Modification

1) SP-03-28M2

Special Permit Modification-Restaurant  
Modify Floor Plan to Establish Two Ground-Floor Dwelling Units  
239-245 West Fayette Street  
Seneca Armory Associates, LLC (owner/applicant)  
Central Business District-General Service 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.

- 2) SP-14-05M2  
Special Permit Modification-Restaurant  
Modify Floor Plan to Establish Additional Retail Space  
415 West Onondaga Street  
P.M. General Services, 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 negative SEQRA declaration. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

#### VII. New Business

- 1) Z-2795M1  
Project Plan Review Modification  
Modify Site Plan, Floor Plan, and Elevations  
429 South West Street and 108 Fabius Street  
Dromik, LLC (owner/applicant)  
Planned Development District

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the City Planning Commission about the proposal. Mr. Gary Soule from LaChase Construction at 600 Erie Boulevard West and Mr. Andrew Mather from Steri-Pharma, LLC, at 429 South West Street also 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 and a condition that there be additional plantings/screening on the West side of the new enclosure and cooling towers. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

#### VIII. Authorizations

Ms. Rebecca Livengood made a motion to authorize those applications listed for Public Hearings on Monday, August 31, 2020. Ms. Christine Capella Peters seconded the motion. The motion passed unanimously.

#### IX. Adjourn

Ms. Christine Capella-Peters made a motion to adjourn at 7:50 p.m. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.