

MINUTES
CITY PLANNING COMMISSION
Monday, August 31, 2020
6:00 P.M.
VIA WEBEX

I. Summary of cases discussed herein:

SP-17-05M1	SP-20-11	R-20-54	3S-20-08
SEQRA Dec	3-Mile Limit Review	3S-20-09	3S-20-10

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 August 10, 2020, meeting of the City Planning Commission. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously.

V. Public Hearings

1) SP-17-05M1

Special Permit Modification-Indoor Amusement and Recreation
Modify Site Plan, Floor Plan, and Elevations to Establish 41 Dwelling Units
600 North Franklin Street
Dupli Associates, LLC (owner/applicant)
Lakefront, T-5[2]

Mr. Bruce MacKnight from MacKnight Architects at 212 North Franklin Street spoke to the City Planning Commission about the proposal, which consists of establishing 41 dwelling units with associated site work on property situated at 600 North Franklin Street.

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

After further discussion and review, during which the Commission noted the proposal was still pending review by the Onondaga County Planning Board, the Commission agreed to continue the Public Hearing at its next regularly scheduled meeting on September 21, 2020, in order to receive a recommendation from the Onondaga County Planning Board pursuant to GML §239 1, m, and n.

- 2) SP-20-11
Special Permit-Restaurant within a Convenience Store
1701 East Fayette Street
Mohamed Al-Hashishi (owner)
Carmen D. Rumaldo (applicant)
Business, Class A

Mr. Lawrence Brown, attorney for the applicant at 363 Route 31, Bridgeport, New York, spoke to the City Planning Commission about the proposal, which consists of establishing a restaurant within a convenience store on property situated at 1701 East Fayette Street.

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 and granting two waivers from the City of Syracuse Zoning Rules and Regulations, as amended, with respect to the parking and sign regulations. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 3) R-20-54
Resubdivision
Combine Two Properties into One New Lot
1311 and 1317 West Fayette Street
Ukrainian Cultural Center of Syracuse, Inc., and
The Greater Syracuse Property Development Corporation (owners/applicants)
Business, Class A

Ms. Tysha Martin from the Northeast Hawley Development Corporation at 101 Gertrude Street spoke to the City Planning Commission about the proposal, which consists of combining two properties situated at 1311 and 1317 West Fayette Street into one new Lot.

No one spoke in favor of or 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.

- 4) 3S-20-08
Three-Mile Limit Subdivision Review-Town of Onondaga
DeGouff Subdivision
Divide One Property into Two New Lots
123 Pembroke Drive
Patrick and Jennie DeGouff (owners/applicants)

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the City Planning Commission about the proposal, which consists of dividing one property situated at 123 Pembroke Drive in the Town of Onondaga into two new Lots.

No one spoke in favor of or 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.

VI. Discussion

1) CPC SEQRA Declaration and Intent to Act as Lead Agency R-20-57 and PR-20-17

Resubdivision and Project Site Review Applications to Combine Nine Properties into Two New Lots in order to Facilitate Partial Demolition and New Construction to Establish 128 Dwelling Units

1714 and 1716-1726 North Salina Street, 206, 208, and 222 Exchange Street, 1919-1923 Park Street, and 237-239, 241, and 249-259 Wolf Street

G&K Trucking, LLC (owner/applicant)

Industrial, Class A and Business, Class A

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the City Planning Commission about the proposal, which consists of partial demolition and renovations and a resubdivision to combine nine properties into two new Lots in order to establish 128 dwelling units.

After discussion and review, Ms. Christine Capella-Peters made a motion for the City Planning Commission to declare its intent to act as Lead Agency for the proposed project. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

2) Three-Mile Limit Review Process

Correspondence from Daniel Kwasnowski, SOCPA Director

Mr. Daniel Kwasnowski, Director of the Syracuse-Onondaga County Planning Agency, spoke to the City Planning Commission about a change in process to review Three-Mile Limit Subdivision Reviews without a Public Hearing. The City Engineer will continue to review all Three-Mile Limit Subdivisions prior to review by the City Planning Commission, and the Planning Commission may authorize a Three-Mile Limit Subdivision application for a Public Hearing at its discretion.

VII. New Business

1) 3S-20-09

Three-Mile Limit Subdivision Review-Town of DeWitt

Tracey Subdivision

Combine Four Properties into One New Lot

6803 Manlius Center Road

Gerald W. Tracey (owner/applicant)

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the City Planning Commission about the proposal, which consists of combining four properties situated at 6803 Manlius Center Road in the Town of DeWitt into one new Lot.

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

- 2) 3S-20-10
Three-Mile Limit Subdivision Review-Town of DeWitt
Magnum Properties Company Subdivision (Project Orange)
Combine Six Properties into Two New Lots
6834 Kirkville Road
Montante Construction (owner/applicant)

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the City Planning Commission about the proposal, which consists of combining six properties situated at 6834 Kirkville Road in the Town of DeWitt into two new Lots.

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

- 3) PR-18-31M1
Project Site Review Modification-Exterior Renovations
Modify Site Plan
701-703 North Salina Street
Ambergate Holdings, LLC (owner/applicant)
Commercial, Class A

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the City Planning Commission about the proposal, which consists of modifying the site plan in order to reduce the number of off-street parking spaces on property situated at 701-703 North Salina Street.

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.

VIII. Authorizations

Mr. Walter Bowler made a motion to authorize those applications listed, in addition to those continued from this meeting, for Public Hearings on Monday, September 21, 2020. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

IX. Adjourn

Ms. Christine Capella-Peters made a motion to adjourn at 7:11 p.m. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.