

MINUTES  
CITY PLANNING COMMISSION  
**Monday, September 21, 2020**  
6:00 P.M.  
VIA WEBEX

I. Summary of cases discussed herein:

SP-17-05M1	SP-10-06M2	R-20-59	R-20-50
PR-20-16	CS-20-25		

II. Attendance

Members Present

Mr. Steven Kulick  
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 6:05 p.m.

IV. Approval of Minutes:

Ms. Christine Capella-Peters made a motion to accept the minutes of the August 31, 2020, meeting of the City Planning Commission. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

V. Public Hearings

- 1) SP-17-05M1 (Continuation from 8/31/2020 SK, RL, CCP, WB)  
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, Ms. Christine Capella-Peters made a motion to approve the request with a negative SEQRA declaration and granting one exception from the City of Syracuse Zoning Rules and Regulations, as amended, with respect to the finishing material regulations. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

- 2) SP-10-06M2  
Special Permit Modification-Restaurant  
Modify Site Plan, Floor Plans, and Signage to Establish Two New Tenants  
658-660 North Salina Street and 306 East Division Street  
Land Roost, LLC (owner/applicant)  
Commercial, Class A

Mr. Jim Knittel from In-Architect at 239 East Water Street spoke to the City Planning Commission about the proposal, which consists of modifying the site plan, floor plans, and signage for a Special Permit for a Restaurant in order to establish two new tenants on property situated at 658-660 North Salina Street and 306 East Division Street.

No one spoke in favor of 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 and granting two waivers from the City of Syracuse Zoning Rules and Regulations, as amended, with respect to the off-street parking and signage regulations. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously.

- 3) R-20-59  
Resubdivision  
Combine Three Properties into One New Lot  
734, 738, and 740 Otisco Street  
Darrenton Heath and the Greater Syracuse Property Development Corporation  
(owners/applicants)  
Business, Class A

Ms. Tysha Martin with the Northeast Hawley Development Association at 101 Gertrude Street spoke to the City Planning Commission about the proposal, which consists of combining three properties situated at 734, 738, and 740 Otisco Street into one new Lot.

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. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

- 4) R-20-50  
Resubdivision  
Combine Three Properties into One New Lot  
306 and 344 Sixth North Street and 1015 Hiawatha Boulevard East  
Dennis Beaudette (owner/applicant)  
Industrial, Class A

Neither the property owner, applicant, nor a designated representative appeared before the City Planning Commission to present the proposal, which consists of combining three properties situated at 306 and 344 Sixth North Street and 1015 Hiawatha Boulevard East into one new Lot.

No one spoke in favor of or 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 on October 13, 2020, in order to afford the applicant an opportunity to present the proposal.

5) PR-20-16

Project Site Review-New Construction

Construct a Pole Barn

306 and 344 Sixth North Street and 1015 Hiawatha Boulevard East

Dennis Beaudette (owner/applicant)

Industrial, Class A

Neither the property owner, applicant, nor a designated representative appeared before the City Planning Commission to present the proposal, which consists of constructing a 25-foot tall, 6,000-square foot storage building on properties situated at 306 and 344 Sixth North Street and 1015 Hiawatha Boulevard East.

No one spoke in favor of or 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 on October 13, 2020, in order to afford the applicant an opportunity to present the proposal.

6) CS-20-23

Certificate of Suitability

Expand to Add Additional Bedroom on Third Floor

745 Euclid Avenue

Experience Housing (owner/applicant)

Residential, Class AA

Mr. Steve Vassallo from Experience Housing at 9102 Whistling Swan Way, Manlius, New York, spoke to the City Planning Commission about the proposal, which consists of expanding an existing Certificate of Suitability to add a third-floor bedroom on property situated at 745 Euclid Avenue.

No one spoke in favor of the proposal. One person spoke in opposition to the proposal.

After further discussion and review, Ms. Christine Capella-Peters made a motion to approve the request in part with a negative SEQRA declaration so as not to include the third-floor bedroom, but noting the third floor could be used for common living space for the entirety of the household, and with a condition to provide a definitive and permanent

border between the proposed parking area and the neighboring properties, such as a fence with or without landscaping. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

VI. Authorizations

Mr. Walter Bowler made a motion to authorize those applications listed, in addition to those continued from this meeting, for Public Hearings on Tuesday, October 13, 2020. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously.

VII. Adjourn

Ms. Christine Capella-Peters made a motion to adjourn at 7:13 p.m. Mr. Walter Bowler seconded the motion. The motion passed unanimously.