

MINUTES
CITY PLANNING COMMISSION
Monday, January 13, 2020
6:00 P.M.
CITY HALL COMMON COUNCIL CHAMBERS

I. Summary of cases discussed herein:

AS-19-14(A)	SP-20-01	SP-20-02	SP-20-03	R-19-85	R-20-01
R-20-02	3S-20-01	3S-20-02	3S-20-03	PR-20-02	PR-19-18M1
	SR-16-04	SR-16-05	SR-16-11	SP-16-10	

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 6:04 p.m.

IV. Approval of Minutes:

Mr. Walter Bowler made a motion to accept the minutes of the December 30, 2019, meeting of the City Planning Commission. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

V. Public Hearings

- 1) AS-19-14 (A) (Continuation from 12/30/2019 SK, RL, WB)
Sign Waiver Appeal (See Also PR-20-02, Item IV.1.)
Install Four Wall Signs
300 South State Street
Baruch Park Place, LLC (owner)
Greg Fishel, Allied Sign Company (applicant)
Central Business District, Office and Service

Mr. Brody Smith from Bond, Schoeneck and King at One Lincoln Center, Mr. Greg Fishel from Allied Sign Company at 720 Erie Boulevard West, and Mr. Jim Freyer from Haylor, Freyer and Coon at 300 South State Street, spoke to the City Planning Commission about the proposal, which consists of an appeal of an administrative decision by the Zoning Administrator approving in part a sign waiver application to install four, internally-illuminated, wall signs on property situated at 300 South State 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 deny the request for appeal. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 2) SP-20-01
Special Permit-Restaurant
919 East Genesee Street
BVSHSSF Syracuse, LLC (owner)
Jiang Giu (applicant)
Business, Class A

Mr. Jiang Qiu, at 14 Lawrence Street, spoke to the City Planning Commission about the proposal, which consists of establishing a Restaurant on property situated at 919 East Genesee 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, granting four waivers from the City of Syracuse Zoning Rules and Regulations, as amended, with respect to the off-street parking, sign quantity, street line treatment area, and arterial setback regulations. The motion did not include a waiver from the City of Syracuse Zoning Rules and Regulations, as amended with respect to the sign area regulations. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 3) SP-20-02
Special Permit-Motor Vehicle Storage and Impoundment Yard
361 Sixth North Street
63 Arthur St, LLC (owner/applicant)
Industrial, Class A

Mr. Jeff Romano at 1137 Grant Boulevard spoke to the City Planning Commission about the proposal, which consists of establishing a Motor Vehicle Storage and Impoundment Yard on property situated at 361 Sixth North 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. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 4) SP-20-03
Special Permit-Restaurant
1706 Erie Boulevard East
1700 Realty, Inc. (owner)
Esau Torres Lopes (applicant)
Industrial, Class A

Mr. Allen Kosoff at 209 Berkeley Drive, and Mr. Essau Torres Lopez at 5672 Thompson Road, spoke to the City Planning Commission about the proposal, which consists of establishing a Restaurant on property situated at 1706 Erie Boulevard East.

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 reopen the Public Hearing as part of a request for clarification regarding Save the Rain requirements made by the applicant. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously and the Commission agreed to continue the Public Hearing at the next regularly scheduled meeting.

5) R-19-85

Resubdivision

Combine Two Properties into One New Lot

318 and 322 Webster Avenue

Nathaniel and Renita Scott and

The Greater Syracuse Property Development Corporation (owners/applicants)

Residential, Class AA

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 318 and 322 Webster Avenue 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. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

6) R-20-01

Resubdivision

Combine Two Properties into One New Lot

117 and 119 McAllister Avenue

Michael and Josephine Atkins and

The Greater Syracuse Property Development Corporation (owners/applicants)

Residential, Class AA

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 117 and 119 McAllister Avenue 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, noting that there have already been alterations to the established neighborhood pattern. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

7) R-20-02

Resubdivision

Combine Three Properties into One New Lot

201, 203, and 205 Davis Street

Louis and Maria Ramos and

The Greater Syracuse Property Development Corporation (owners/applicants)

Residential, Class AA

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 three properties situated at 201, 203, and 205 Davis 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, noting that the lot pattern has been disrupted in the neighborhood along Barrett Street. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

- 8) 3S-20-01
Three-Mile Limit Subdivision Review-Town of DeWitt
Glen Lock Subdivision
Divide One Property into Two New Lots
4626 North Street
Rolling River Re, LLC (owner/applicant)

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 4626 North Street in the Town of DeWitt 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.

- 9) 3S-20-02
Three-Mile Limit Subdivision Review-Town of LaFayette
Mark Shute Farm Subdivision
Realign Two Properties into Two New Lots
3887 Eager Road
Mark Shute (owner/applicant)

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the City Planning Commission about the proposal, which consists of realigning two properties situated at 3887 Eager Road in the Town of LaFayette into two new Lots.

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

- 10) 3S-20-03
Three-Mile Limit Review-Town of DeWitt
Wheelock Subdivision
Divide Two Properties into One New Lot
98 Lynbrook Circle and Jamesville Road
Diane Wheelock Living Trust and JLW Holding X, LLC (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 two properties situated at 98 Lynbrook Circle and Jamesville Road in the Town of DeWitt 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. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

VI. New Business

- 1) PR-20-02 (See Also AS-19-14(A), Item I.1.)
Project Site Review-Façade Alterations
Install Roof-Line Lighting Strips
300 South State Street
Baruch Park Place, LLC (owner)
Greg Fishel, Allied Sign Company (applicant)
Central Business District, Office and Service

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 remand the request back to the Zoning Administrator. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

VII. Modification Consideration

- 1) PR-19-18M1
Project Site Review Modification
Modify Floor Plan and Elevation
401-403, 405, 407, 409, and 411-413 Prospect Avenue
BWI Hotel Acquisitions I, LLC (owner)
Richard Pietrafesa (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.

VIII. Old Business

- 1) SR-16-04
Site Plan Review-Time Extension, 3rd Request
Demolish an Existing Building and Construct a Five-Story Building
328 West Kirkpatrick Street
COR West Kirkpatrick Street Company, LLC (owner/applicant)
Lakefront, T-5[1]

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, and Ms. Kate Johnson of COR Development at 540 Towne Drive in the Town of Fayetteville, spoke to the City Planning Commission about the proposal, which consists of a third time extension of the deadline to complete all construction, improvements and additions relating to the subject Site Plan Review to construct a five-story (Element) hotel on property situated at 328 West Kirkpatrick Street to March 28, 2024, a period of five years.

After discussion and review, Ms. Christine Capella-Peters made a motion to approve the request to March 31, 2021, a period of two years. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 2) SR-16-05
Site Plan Review-Time Extension, 3rd Request
Reconstruct an Existing Parking Lot
128 Spencer Street
COR Spencer St Company, LLC (owner/applicant)
Lakefront, T-5

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, and Ms. Kate Johnson of COR Development at 540 Towne Drive in the Town of Fayetteville, spoke to the City Planning Commission about the proposal, which consists of a third time extension of the deadline to complete all construction, improvements and additions relating to the subject Site Plan Review to reconstruct an existing parking lot on property situated at 128 Spencer Street to March 16, 2022, a period of three years.

After discussion and review, Ms. Christine Capella-Peters made a motion to approve the request to March 16, 2021, a period of two years. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 3) SR-16-11
Site Plan Review-Time Extension, 3rd Request
Construct a Two-Story, Mixed-Use Building
425 Solar Street
COR Solar St Company II LLC (owner/applicant)
Lakefront, T-5[1]

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, and Ms. Kate Johnson of COR Development at 540 Towne Drive in the Town of Fayetteville, spoke to the City Planning Commission about the proposal, which consists of a third, one-year extension of the deadline to complete all construction, improvements and additions relating to the subject Site Plan Review to construct a 31,000-square foot, two-story mixed-use building with site alterations and accessory parking on property situated at 425 Solar Street to August 22, 2022, a period of three years.

After discussion and review, Ms. Christine Capella-Peters made a motion to approve the request to August 22, 2021, a period of two years. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

- 4) SP-16-10
Special Permit-Civic Use, Time Extension, 3rd Request
425 Solar Street, Rear
State of New York (owner)
COR Solar Street Company V, LLC (applicant)
Lakefront, T-5[1] and Lakefront, Civic Space (Promenade)

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, and Ms. Kate Johnson of COR Development at 540 Towne Drive in the Town of Fayetteville, spoke to the City Planning Commission about the proposal, which consists of a third, one-year extension of the deadline to complete all construction, improvements and additions relating to the subject Special Permit for Civic Use to facilitate hard-scape site improvements on property situated at 425 Solar Street, Rear to August 22, 2022, a period of three years.

After discussion and review, Ms. Christine Capella-Peters made a motion to approve the request to August 22, 2021, a period of two years. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

IX. Correspondence: City of Syracuse Proposed Zoning Ordinance
Draft SEQR Scoping Document

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, provided an update on the status draft SEQRA Scoping Document for ReZone Syracuse, noting that any comments are due by Friday, January 17, 2020.

X. Authorizations

Ms. Rebecca Livengood made a motion to authorize those cases listed, in addition to those held over from this meeting, for Public Hearings on Monday, February 3, 2020. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

XI. Adjourn

Ms. Christine Capella-Peters made a motion to adjourn at 8:42 p.m. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.