

MINUTES
CITY PLANNING COMMISSION
Tuesday, October 13, 2020
6:00 P.M.
VIA WEBEX

I. Summary of cases discussed herein:

R-20-60	SR-20-01	SR-20-02	R-20-57	PR-20-17
AS-09-13M1	R-20-50	PR-20-16	SP-17-15M1	3S-20-11

II. Attendance

Members Present

Mr. Steven Kulick
Ms. Rebecca Livengood
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 6:00 p.m.

IV. Approval of Minutes:

Mr. Walter Bowler made a motion to accept the minutes of the September 21, 2020, meeting of the City Planning Commission. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously.

V. Discussion Item: ReZone Syracuse-Update:

Mr. Dan Kwasnowski, Director of the Syracuse-Onondaga County Planning Agency, provided an update on ReZone Syracuse to the City Planning Commission with respect to the addition of Affordable Housing and Certificate of Suitability policies and additions.

Comments from the Planning Commission relative to Affordable Housing included concerns that any proposal should not negatively affect neighborhood character in the proposed R2 and MX-1 and MX-2 districts. The Commission commented that the policy should incentivize existing housing stock to be rehabilitated instead of building new, especially in the proposed R2 and MX-1 and MX-2 zoning districts. Questions arose with respect to the enforcement mechanism, as well as the number of units to be allowed in R2, as this would be a direct contrast to the purpose and intent of traditional neighborhood residential character set forth in the Land Use Plan and as intended in the proposed zoning classifications.

Comments relative to replacement for Certificate of Suitability included concerns over not including single and two-family dwellings in Site Plan Review. These uses are of most concern as neighborhood character has fundamentally been changed as a result of expansions and conversions of these types of dwellings and the lots they sit on. The Commission also noted that the ordinance must strengthen and enhance the existing Suitability parameters with a clear and defensible set of standards to review and evaluate proposed alterations so those that negatively affect neighborhood character and increase density can be readily identified and appropriately addressed.

VI. Public Hearings

- 1) R-20-60
Resubdivision
Combine Four Properties into One New Lot
600, 610, 704, 716 Marcellus Street
Tino Lampuri (owner/applicant)
Industrial, Class A

Mr. Tino Lampuri at 1005 West Fayette Street, spoke to the City Planning Commission about the proposal, which consists of combining four properties situated at 600, 610, 704, 716 Marcellus Street into one new Lot.

No one spoke in favor of or in opposition of 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.

- 2) SR-20-01
Site Plan Review-Modify Signage
922 Spencer Street
Leonard Montreal (owner)
Anthony DePerno (applicant)
Lakefront, T-5

Mr. Anthony DePerno at 8915 Old State Route 13, Canastota, New York, spoke to the City Planning Commission about the proposal, which consists of modifying the signage on property situated at 922 Spencer Street.

One person spoke in favor of the proposal. No one spoke 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. George Lynch seconded the motion. The motion passed unanimously.

- 3) SR-20-02
Site Plan Review-New Construction
151-199 (aka 127, 163-167, 163-167 Rear, and 171) Solar Street
400 West Division Street, LLC (owner)
David Pida (applicant)
Lakefront, T-5[2]

Mr. Steve MacKnight of MacKnight Architects, LLP, at 212 North Franklin Street, and Mr. Vincent Ryan of Keplinger Freeman Associates at 6320 Fly Road, East Syracuse, New York, spoke to the City Planning Commission about the proposal, which consists of constructing a three-story, 54,480-square foot, mixed-use building on property situated at 151-199 (aka 127, 163-167, 163-167 Rear, and 171) Solar Street.

Staff questioned the revised plans which included a blank rectangle on top of the building. The applicant indicated that was proposed signage. Staff indicated any signage would need to be submitted and reviewed separately.

No one spoke in favor of the proposal. Mr. Paul Byrne who resides on Wolf Street asked the applicant what public meetings or neighborhood outreach were conducted as he was not aware of this project. Mr. Mike LaFlair from Hosing Visions offered his phone number and email to Mr. Byrne, and anticipates getting in touch with him.

After further discussion and review, Ms. Christine Capella-Peters made a motion to approve the request with a negative SEQRA declaration and with a condition that the applicant incorporate review comments from the Syracuse Landmark Preservation Board and the City Transportation Planner into their plans, and granting three exceptions from Part B, Section IX, Article 4 of the City of Syracuse Zoning Rules and Regulations, as amended, with respect to the Lakefront tree caliper, tree type, and glass curtain regulations. Mr. George Lynch seconded the motion. The motion passed unanimously.

4) R-20-57

Resubdivision

Combine Nine Properties into Two New Lots

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

Mr. Ryan Benz at 115 East Jefferson Street spoke to the City Planning Commission about the proposal, which consists of combining nine properties situated at 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 into two new Lots and is a companion application to a Project Site Review application for partial demolition and new construction.

No one spoke in favor of the proposal. Mr. Paul Byrne who resides on Wolf Street asked the applicant what public meetings or neighborhood outreach were conducted as he was not aware of this project. Mr. Mike LaFlair from Hosing Visions offered his phone number and email to Mr. Byrne, and anticipates getting in touch with him.

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.

5) PR-20-17

Project Site Review-Partial Demolition and New Construction

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

Mr. Ryan Benz at 115 East Jefferson Street spoke to the City Planning Commission about the proposal, which consists of partial demolition and new construction on property

situated at 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 and is a companion application to a Resubdivision application to combine nine 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 and granting two waivers from the City of Syracuse Zoning Rules and Regulations, as amended, with respect to the off-street parking and density regulations. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

6) AS-09-13M1

Administrative Permit, Off-Premise Advertising Sign
Change an Existing Off-Premise Advertising Sign from Static to Digital Changeable Copy
2404-2406 Burnet Avenue
Horn Companies (owner/applicant)
Industrial, Class A

Mr. Chris Hornstein at 6194 Thompson Road spoke to the City Planning Commission about the proposal, which consists of replacing an existing, static off-premise advertising sign panel with an electronic, changeable-copy sign panel on property situated at 2404-2406 Burnet Avenue.

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

After further discussion and review, during which the Commission expressed concerns regarding illumination and existing site conditions as this is directly next to a residential structure. In addition, the Commission requested that the applicant address the Transportation Planner's concerns with respect to the overall site. The Commission agreed to continue the Public Hearing at its next regularly-scheduled meeting on November 2, 2020, to afford the applicant time to provide a revised site plan and an illumination plan clearly illustrating that the proposal will not have a negative effect on the residential structure.

7) R-20-50 (Continuation from 9/21/2020 SK, CCP, WB, GL)

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

Mr. Dennis Beaudette at 1015 Hiawatha Boulevard East spoke to the City Planning Commission about 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, and is a companion application to a Project Site Review application to construct a 60'x100' storage building.

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 with a vote of four to one.

- 8) PR-20-16 (Continuation from 9/21/2020 SK, CCP, WB, GL)
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

Mr. Dennis Beaudette at 1015 Hiawatha Boulevard East spoke to the City Planning Commission about the proposal, which consists of constructing a 60'x100' storage building on properties situated at 306 and 344 Sixth North Street and 1015 Hiawatha Boulevard East, and is a companion application to a Resubdivision application to combine three properties 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 and with a condition that the applicant comply with review comments from the City Engineering Department and the City Transportation Planner. Ms. Rebecca Livengood seconded the motion. The motion passed with a vote of three to one (Mr. Walter Bowler had to leave the meeting).

VII. Minor Modification

- 1) SP-17-15M1
Special Permit Modification-Restaurant
Establish a Full-Service Salon as a Tenant Use
410-414 South Clinton Street
C-Mand Development, LLC (owner)
Julie Corsette (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. Christine Capella-Peters made a motion to approve the request with a negative SEQRA declaration. Mr. George Lynch seconded the motion. The motion passed unanimously.

VIII. New Business

- 1) 3S-20-11
Three-Mile Limit Subdivision Review-Town of Geddes
Argiro Subdivision
Combine Six Properties into Two New Lots
116 Lormik Lane
John Argiro (owner/applicant)

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

IX. Authorizations

Ms. Rebecca Livengood made a motion to authorize those applications listed, in addition to those continued from this meeting, for Public Hearings on Monday, November 2, 2020. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously.

X. Adjourn

Ms. Christine Capella-Peters made a motion to adjourn at 8:05 p.m. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.