

MINUTES
CITY PLANNING COMMISSION
TUESDAY, OCTOBER 12, 2021
6:00 P.M.
CITY HALL COMMON COUNCIL CHAMBERS

I. Summary of cases discussed herein:

PR-21-18	R-21-47	SP-02-32M3	SR-06-01M2	Z-2846	SR-09-01M5
SR-21-07	SR-21-08	3S-21-09	3S-21-10	3S-21-11	3S-21-12

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 6:06 p.m.

IV. Approval of Minutes:

Ms. Rebecca Livengood made a motion to accept the minutes of the September 20, 2021, meeting of the City Planning Commission. Mr. George Lynch seconded the motion. The motion passed unanimously.

V. Public Hearings

- 1) PR-21-18
Project Site Review
Façade and Site Alterations
400 Wolf Street
Zemam Saleh (owner/applicant)
Business, Class A

Mr. Bill Pitcher from Pitcher Architect, PLLC, at 124 Feigel Avenue, spoke to the City Planning Commission about the proposal, which consists of façade and site alterations on property situated at 400 Wolf Street.

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 a waiver from the City of Syracuse Zoning Rules and Regulations, as amended, with respect to the off-street parking regulations with the condition that the City's Transportation Planner's comments and conditions be met. Mr. Bowler also noted for the record that the neighbors are entitled to the quiet use and enjoyment of their properties, and that the neighborhood store should have sought neighborhood input and must continue to seek good faith with the neighbors to alleviate any adverse effects. Ms. Christine Capella-Peters seconded the motion. The motion passed with a vote of 4-1. Mr. George Lynch voted against the motion.

- 2) R-21-47
Resubdivision
Combine Two Properties into One New Lot
102 and 104-114 Michaels Avenue
Francis House, Inc. (owner/applicant)
Residential, Class C

Ms. Mary Anne Hankins from Francis House at 108 Michaels Avenue, and Mr. Patrick Costello at 102 West Division Street, spoke to the City Planning Commission about the proposal, which consists of combining two properties situated at 102 and 104-114 (aka 108) Michaels Avenue into one new Lot to facilitate site alterations.

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. George Lynch seconded the motion. The motion passed unanimously.

- 3) SP-02-32M3
Special Permit Modification-Care Home
Modify Site Plan
102 and 104-114 Michaels Avenue
Francis House, Inc. (owner/applicant)
Residential, Class C

Ms. Mary Anne Hankins from Francis House at 108 Michaels Avenue, and Mr. Patrick Costello at 102 West Division Street, spoke to the City Planning Commission about the proposal, which consists of site alterations on properties situated at 102 and 104-114 (aka 108) Michaels Avenue.

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 the condition that the applicant comply with the requirements of the City Transportation Planner. Mr. George Lynch seconded the motion. The motion passed unanimously.

- 4) SR-06-01M2
Site Plan Review-Antenna (Verizon)
Modify an Existing Roof-Top Antenna Array
1601 Court Street
AccessCNY, Inc. (owner)
Tim Richmond for Verizon (applicant)
Residential, Class C

Mr. Jared Lusk from Nixon Peabody, LLP, at 1300 Clinton Square, Rochester, New York, spoke to the City Planning Commission about the proposal, which consists of modifying an existing roof-top antenna array on property situated at 1601 Court Street.

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. George Lynch seconded the motion. The motion passed unanimously.

- 5) Z-2846
Change of Occupancy-Modification
Change Restaurant Use(s) to Education/College/Entrepreneur Center
1135 Salt Springs Road
LeMoyne College (owner)
Residential, Class A-1

Mr. Fouad Dietz, from Le Moyne College at 1419 Salt Springs Road, spoke to the City Planning Commission about the proposal, which consists of changing the non-conforming use previously granted through a Change of Occupancy on property situated at 1135 Salt Springs Road.

No one spoke in favor of the proposal. Two people 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. Ms. Christine Capella-Peters seconded the motion. The motion passed with a vote of 4-0-1. Mr. Steven Kulick abstained.

VI. New Business

- 1) SR-09-01M5
Site Plan Review Modification-Antenna (Verizon)
Modify an Existing Roof-Top Antenna Array
801-833 University Avenue
Syracuse University (owner)
Time Richmond, Bell Atlantic Mobile Systems, LLC d/b/a Verizon Wireless (applicant)
Planned Institutional District

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the City Planning Commission about the proposal.

After discussion and review, Mr. George Lynch made a motion to approve the request with a negative SEQRA declaration. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

- 2) SR-21-07
Site Plan Review-Antenna (Dish Wireless)
Install a Roof-Top Antenna Array
1502 (aka 1460) Erie Boulevard East
Steven Shehadi (owner)
Darryl Gresham, NB&C Consulting (applicant)
Industrial, Class A

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the City Planning Commission about the proposal. The Commission made specific comments relative to the value of photo simulations in that they assist the Commission to make informed decisions, and asked that they be part of every tower/antenna/satellite dish application, especially where there will be a major physical and visual change.

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.

- 3) SR-21-08
Site Plan Review-Antenna (Dish Wireless)
Install a Tower-Mounted Antenna Array
2792 Erie Boulevard East
Daniel McCarthy (owner)
Richard Zajac, Crown Castle USA (applicant)
Commercial, Class B

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the City Planning Commission about the proposal. Richard Zajac also spoke to the Commission about the proposal.

After discussion and review, Mr. Walter Bowler made a motion to approve the request with a negative SEQRA declaration. Mr. George Lynch seconded the motion. The motion passed unanimously.

- 4) 3S-21-09
Three-Mile Limit Subdivision Review-Town of Manlius
Kimry Moor Fourth Amended
Realign 19 Parcels into 19 New Lots
Timothy Coyer (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. Mr. George Lynch seconded the motion. The motion passed unanimously.

- 5) 3S-21-10
Three-Mile Limit Subdivision Review-Town of Onondaga
Brittany Hills, Section 13
Tax Parcel 049.-02-19.2
Divide One Property into Six New Lots
Britthill Development, LLC (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, Mr. Walter Bowler made a motion to approve the request with a negative SEQRA declaration. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously.

- 6) 3S-21-11
Three-Mile Limit Subdivision Review-Town of Onondaga
Brittany Hills, Section 14
Tax Parcel 049.-02-19.2
Divide One Property into Seven New Lots
Britthill Development, LLC (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. Rebecca Livengood made a motion to approve the request with a negative SEQRA declaration. Mr. George Lynch seconded the motion. The motion passed unanimously.

- 7) 3S-21-12
Three-Mile Limit Subdivision Review-Town of DeWitt
6680 Manlius Center Rd, LLC Subdivision
Combine Two Properties into One new Lot
6680 Manlius Center Road and 6028 Galster Road
6680 Manlius Center Road, LLC (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, Mr. George Lynch made a motion to approve the request with a negative SEQRA declaration. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

VII. Discussion

1) SEQRA Lead Agency

Opus at Syracuse (Project Site Review, Resubdivision, Variance)
Construct a Seven-Story, Residential Building
1030-1060 East Genesee Street
Scholar Syracuse, LLC (owner)
Opus Development Company, LLC (applicant)
Office, Class B

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the City Planning Commission about the request.

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

- VIII. Ms. Rebecca Livengood made a motion to authorize those cases listed for the November 1, 2021, meeting. Ms. Christine Capella-Peters seconded the motion making note to have those projects that affect historic properties reviewed by the Syracuse Landmark Preservation Board, that photo simulations for the next antenna application be included, and requested that the applicant for the Off-Premise Advertising proposal at 617-619 North Geddes Street address the comments and concerns in the reasons for denial and revise the plan accordingly. Ms. Capella-Peters stated that the outcome cannot be different without being arbitrary if the proposal is not substantially different and if it does not addresses those comments and concerns. The motion passed unanimously.

- IX. Ms. Christine Capella-Peters made a motion to adjourn at 7:32 p.m. Mr. George Lynch seconded the motion. The motion passed unanimously.