

MINUTES
CITY PLANNING COMMISSION
MONDAY, NOVEMBER 1, 2021
6:00 P.M.
CITY HALL COMMON COUNCIL CHAMBERS

I.Summary of cases discussed herein:

SR-02-05M3	R-21-49	PR-21-20	SP-21-11	SP-07-13M1
Z-2821M1	R-21-51	Z-2845	Z-2647M1	Z-2653M3
	3S-21-13	SP-06-09M1	SP-09-07M4	

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 6:02 p.m.

IV.Approval of Minutes:

Mr. Walter Bowler made a motion to accept the minutes of the October 12, 2021, meeting of the City Planning Commission. Mr. George Lynch seconded the motion. The motion passed unanimously.

V. Public Hearings

1) SR-02-05M3

Site Plan Review-Antenna (Sprint/T-Mobile)
Expand an Existing Roof-Top Antenna Array
1000 Bellevue Avenue
Bellevue Apts, LLC (owner)
Cassandra Darmody, Pyramid Network Services (applicant)
Residential, Class AA

Ms. Cassandra Darmody, at 6615 Towpath Road, spoke to the City Planning Commission about the proposal, which consists of expanding an existing roof-top antenna array on property situated at 1000 Bellevue Avenue.

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

After further 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) R-21-49
Resubdivision
Combine Two Properties into One New Lot
438 and 440 Columbus Avenue
The Greater Syracuse Property Development Corporation (owner/applicant)
Residential, Class B-1

Ms. Katelyn Wright from the Greater Syracuse Property Development Corporation at 431 East Fayette Street spoke to the City Planning Commission about the proposal, which consists of combining two properties situated at 438 and 440 Columbus 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. George Lynch seconded the motion. The motion passed unanimously.

- 3) PR-21-20
Project Site Review
Façade Alterations
706-710 North Salina Street
Roselinda Abbey, ACCM Holdings, LLC (owner/applicant)
Commercial, Class A

Mr. Jonathan Logan from the Northside Urban Partnership and Centerstate ECEO at 115 West Fayette Street spoke to the City Planning Commission about the proposal, which consists of façade alterations on property situated at 706-710 North Salina 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 the condition that the applicant comply with comments from the Syracuse Landmark Preservation Board. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

- 4) SP-21-11
Special Permit-Restaurant
746 South Crouse Avenue
DB Real Estate Crouse, LLC (owner)
Luke Nicolette (applicant)
Business, Class A

Mr. Luke Nicolette at 4937 Driftwood Drive, Liverpool, New York, and Mr. Craig Polhamus at 114 East Genesee Street spoke to the City Planning Commission about the proposal, which consists of establishing a restaurant on property situated at 746 South Crouse Avenue.

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 three waivers from the City of Syracuse Zoning Rules and Regulations, as amended, with respect to the off-street parking, on-site curbing, and street line treatment area regulations. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 5) SP-07-13M1
Special Permit Modification
Expand an Existing Restaurant
1331 West Fayette Street and 1216-1230 West Fayette Street
Roeco, Inc, and Donohue Enterprises, LLC (owners)
Michele Roesch (applicant)
Business, Class A and Industrial, Class A

Ms. Michele Roesch at 1333 West Fayette Street, and Mr. Anthony Rojas at 239 East Water Street, spoke to the City Planning Commission about the proposal, which consists of expanding an existing restaurant on property situated at 1331 West Fayette Street to include property situated at 1216-1230 West Fayette Street.

One person spoke in favor of the proposal. No one spoke 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 five waivers from the City of Syracuse Zoning Rules and Regulations, as amended, with respect to the off-street parking, landscape treatment area, rear yard treatment, parking location, and parking distance regulations, and with the conditions that any proposed signage that is not in compliance with Part C, Section IV, Article 2-8.1 of the City of Syracuse Zoning Rules and Regulations, as amended, must be reviewed by the City Planning Commission, the applicant shall comply with the requirements of the City Transportation Planner, and the applicant shall obtain approval from the City of Syracuse to encroach into the City rights-of-way. Mr. George Lynch seconded the motion. The motion passed unanimously.

- 6) Z-2821M1
Planned Institutional District District Plan Amendment
Modify District Plan
609-621 North Townsend Street and 103 Union Avenue, Rear
St Joseph's Health Center Properties, Inc. (owner/applicant)
Planned Institutional District

The applicant requested to reschedule the Public Hearing for the proposal, which consists of modifying the District Plan for the St. Joseph's Hospital Planned Institutional District, as the proposal was pending additional revisions. No action was taken by the City Planning Commission and the Commission agreed to reschedule the Public Hearing for Monday, November 22, 2021.

- 7) R-21-51
Resubdivision
Combine Two Properties into One New Lot
609-621 North Townsend Street and 103 Union Avenue, Rear
St. Joseph's Health Center Properties, Inc. (owner/applicant)
Planned Institutional District

The applicant requested to reschedule the Public Hearing for the proposal, which consists of combining two properties situated at 609-621 North Townsend Street and 103 Union Avenue, Rear, into one new Lot, as the proposal was pending additional revisions. No action was taken by the City Planning Commission and the Commission agreed to reschedule the Public Hearing for Monday, November 22, 2021.

VI. New Business

- 1) Z-2845
Project Plan Review-Medical Office Building
609-621 North Townsend Street and 103 Union Avenue, Rear
St Joseph's Health Center Properties, Inc. (owner/applicant)
Planned Institutional District

The applicant requested to reschedule review of the proposal by the City Planning Commission as the proposal was pending additional revisions. No action was taken by the City Planning Commission and the Commission agreed to reschedule review of the proposal for Monday, November 22, 2021.

- 2) Z-2647M1
Project Plan Review Modification-Center for Science and Technology Building
Replace an Existing Roof-Top Emission Stack
107 College Place
Syracuse University (owner/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. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 3) Z-2653M3
Project Plan Review Modification-Link Hall
Construct a Vestibule Addition
100 University Place
Syracuse University (owner/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 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.

- 4) 3S-21-13
Three-Mile Limit Subdivision Review-Town of Onondaga
Glove Subdivision
Divide One Property into Two New Lots
4994 and 5000 Velasko Road
Michael Glover (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. Mr. George Lynch seconded the motion. The motion passed unanimously.

VII. Minor Modification

- 1) SP-06-09M1
Special Permit Modification-Restaurant
Modify Floor Plan and Elevation
2378-2390 James Street
Palace on James, LLC (owner)
Katrina Skinner (applicant)
Business, Class A and Residential, Class A-1

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 and the condition that the applicant comply with the requirements of the Syracuse Landmark Preservation Board. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 2) SP-09-07M4
Special Permit Modification-Restaurant
Modify Floor Plans
120-124 Walton Street
Armory Boys, LLC (owner)
Bob Garner (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 and the condition that the applicant comply with the requirements of the Syracuse Landmark Preservation Board. Mr. George Lynch seconded the motion. The motion passed unanimously.

VIII. Discussion

- 1) SIDA Notice of Intent to Act as Lead Agency: Jemal's Gridley Redevelopment Project
Project Site Review-Interior and Exterior Renovations
Establish 121 Dwelling Units and Commercial/Retail Space
101 and 131 South Salina Street, and 140 East Genesee Street
Jemal's Gridley, LLC (owner/applicant)
Central Business District, Retail

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 accept the Syracuse Industrial Development Agency's request to act as Lead Agency. Mr. George Lynch seconded the motion. The motion passed unanimously.

- IX. Ms. Christine Capella-Peters made a motion to authorize those cases listed for the November 22, 2021, meeting in addition to the two rescheduled Public Hearings from this meeting, making note to have those projects that affect historic properties reviewed by the Syracuse Landmark Preservation Board, and to ensure that the applicant for the project at 1030-1060 East Genesee Street adequately addresses any adverse impacts and proposed mitigation in an addendum and on an expanded Full Environmental Assessment Form. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.
- X. Ms. Rebecca Livengood made a motion to adjourn at 7:21 p.m. Mr. George Lynch seconded the motion. The motion passed unanimously