

MINUTES
CITY PLANNING COMMISSION
MONDAY, NOVEMBER 22, 2021
6:00 P.M.
CITY HALL COMMON COUNCIL CHAMBERS

I. Summary of cases discussed herein:

R-21-52	R-21-55	R-21-53	R-21-54	PR-21-22	R-21-56
PR-21-54	SP-04-38M1	Z-2821M1	R-21-51	Z-2845	

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 6:05 p.m.

IV. Approval of Minutes:

Mr. Walter Bowler made a motion to accept the minutes of the November 1, 2021, meeting of the City Planning Commission. Mr. George Lynch seconded the motion. The motion passed unanimously.

V. Public Hearings

1) R-21-52

Resubdivision

Realign Three Properties into Three New Lots

1623, 1631, 1641 South Salina Street

The Greater Syracuse Property Development Corporation (owner/applicant)

Residential, Class AA and Residential, Class B

Ms. Terri Luckett from the Greater Syracuse Property Development Corporation at 431 East Fayette Street spoke to the City Planning Commission about the proposal, which consists of realigning three properties situated at 1623, 1631, and 1641 South Salina Street into three new Lots.

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

2) R-21-55

Resubdivision

Combine Two Properties into One New Lot

2108-2110 and 2114 Midland Avenue

The Greater Syracuse Property Development Corporation (owner/applicant)

Residential, Class B-1

Ms. Terri Luckett 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 2108-2110 and 2114 Midland Avenue into one new Lot.

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

After further discussion and review, Ms. Chris Capella Peters stated that although the proposed frontage is excessively wide, previous significant changes to the lot pattern in this neighborhood justify the request. 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.

3) R-21-53

Resubdivision

Combine Two Properties into One New Lot

386 and 388 North Midler Avenue, Rear

North Midler Properties, LLC (owner)

Anthony and Lynn D'Elia (applicants)

Industrial, Class A

Mr. Anthony D'Elia at 100 Madison Street spoke to the City Planning Commission about the proposal, which consists of combining two properties situated at 386 and 388 North Midler Avenue, Rear, into one new Lot.

No one spoke in favor of the proposal. One person spoke 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. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

4) R-21-54

Resubdivision

Combine Five Properties into One New Lot

1950, 1970 West Fayette Street and 1499, 1501, 1515 Erie Boulevard West

Scott Dumas (owner/applicant)
Industrial, Class A

Mr. Scott Dumas at 208 North Manlius Street, Fayetteville, New York, and Mr. Scott Freeman at 6320 Fly Road, East Syracuse, New York, spoke to the City Planning Commission about the proposal, which consists of combining five properties situated at 1950 and 1970 West Fayette Street and 1499, 1501, and 1515 Erie Boulevard West into one new Lot, and is a companion application to a Project Site Review (PR-21-22).

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.

- 5) PR-21-22
Project Site Review
Demolition and New Construction, and Site Alterations
1950, 1970 West Fayette Street and 1499, 1501, 1515 Erie Boulevard West
Scott Dumas (owner/applicant)
Industrial, Class A

Mr. Scott Dumas at 208 North Manlius Street, Fayetteville, New York, and Mr. Scott Freeman at 6320 Fly Road, East Syracuse, New York, spoke to the City Planning Commission about the proposal, which consists of partial demolition, new construction, and site alterations on property situated at 1950 and, 1970 West Fayette Street and 1499, 1501, and 1515 Erie Boulevard West, and is a companion application to a Resubdivision (R-21-54).

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 a waiver from the off-street parking regulations, and with condition that the applicant comply with the requirements of the City Transportation Planner and the Onondaga County Planning Board, and that any changes to the approved plans, including the proposed land uses are subject to review by the City Planning Commission. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

- 6) R-21-56
Resubdivision
Divide One Property into Two New Lots
1030-1060 East Genesee Street
Scholar Syracuse, LLC (owner)
Opus Development Company, LLC (applicant)
Office, Class B

Ms. Wendy Marsh from Hancock Estabrook at 100 Madison Street, and Mr. Ben Angelo from the Opus Development Company, LLC, at 9700 Higgins Road, Rosemont, Illinois, spoke to the City Planning Commission about the proposal, which consists of dividing one property situated at 1030-1060 East Genesee Street into two new Lots, and is a companion application to a Project Site Review (PR-21-24).

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

After further discussion and review, during which the Commission requested additional information for the overall proposal to include additional street views and a traffic impact information, the City Planning Commission agreed to continue the Public Hearing at its next regularly-scheduled meeting to afford the applicant an opportunity to submit the additional information as requested.

- 7) PR-21-24
Project Site Review-New Construction
Construct a Seven-Story, Residential Building
1030-1060 East Genesee Street
Scholar Syracuse, LLC (owner)
Opus Development Company, LLC (applicant)
Office, Class B

Ms. Wendy Marsh from Hancock Estabrook at 100 Madison Street, and Mr. Ben Angelo from the Opus Development Company, LLC, at 9700 Higgins Road, Rosemont, Illinois, spoke to the City Planning Commission about the proposal, which consists of constructing a seven-story apartment building on a proposed Lot situated at 1030-1060 East Genesee Street, and is a companion application to a Resubdivision (R-21-56).

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

After further discussion and review, during which the Commission requested additional information for the overall proposal to include additional street views and a traffic impact information, the City Planning Commission agreed to continue the Public Hearing at its next regularly-scheduled meeting to afford the applicant an opportunity to submit the additional information as requested.

- 8) SP-04-38M1
Special Permit Modification-Restaurant
Modify Floor Plan, Site Plan, and Signage
2378-2390 James Street
Palace on James, LLC (owner)
Katrina Skinner (applicant)
Business, Class A and Residential, Class A-1

Ms. Katrina Skinner at 2384 James Street spoke to the City Planning Commission about the proposal, which consists of modifying the floor plan, site plan, and signage for a restaurant on property situated at 2378-2390 James Street.

Four people spoke in favor of the proposal. No one spoke in opposition to the proposal.

After further discussion and review, during which the City Planning Commission requested a revised sign plan in compliance with comments from the Syracuse Landmark Preservation Board, the Commission agreed to continue the Public Hearing at its next regularly-scheduled meeting to afford the applicant an opportunity to submit the additional information as requested.

9) Z-2821M1

Planned Institutional District District Plan Amendment

Modify District Plan

609-621 North Townsend Street, 103 Union Avenue, Rear, and 301 Prospect Avenue

St Joseph's Health Center Properties, Inc. (owner/applicant)

Planned Institutional District

Mr. Kevin Gilligan from Costello, Cooney, and Fearon, PLLC at 211 West Jefferson Street spoke to the City Planning Commission about the proposal, which consists of modifying the District Plan for the St. Joseph's Planned Institutional District to facilitate the construction of a medical office building on property situated at 609-621 North Townsend Street, 103 Union Avenue, Rear, and 301 Prospect Avenue, and is a companion application to a Resubdivision (R-21-51) and a Project Plan Review (Z-2845).

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.

10) R-21-51

Resubdivision

Combine Three Properties into Two New Lots

609-621 North Townsend Street, 103 Union Avenue, Rear, and 301 Prospect Avenue

St. Joseph's Health Center Properties, Inc. (owner/applicant)

Planned Institutional District

Mr. Kevin Gilligan from Costello, Cooney, and Fearon, PLLC at 211 West Jefferson Street spoke to the City Planning Commission about the proposal, which consists of combining three properties situated at 609-621 North Townsend Street, 103 Union Avenue, Rear, and 301 Prospect Avenue into two new Lots to facilitate the construction of a medical office building, and is a companion application to a Planned Institutional District District Plan Amendment (Z-2821M1) and a Project Plan Review (Z-2845).

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.

VI. New Business

1) Z-2845

Project Plan Review-Medical Office Building
609-621 North Townsend Street, 103 Union Avenue, Rear, and 301 Prospect Avenue
St Joseph's Health Center Properties, Inc. (owner/applicant)
Planned Institutional District

Mr. Kevin Gilligan from Costello, Cooney, and Fearon, PLLC at 211 West Jefferson Street spoke to the City Planning Commission about the proposal, which consists of constructing a medical office building on property situated at 609-621 North Townsend Street, 103 Union Avenue, Rear, and 301 Prospect Avenue, and is a companion application to a Resubdivision (R-21-51) and a Planned Institutional District District Plan Amendment (Z-2821M1).

After discussion and review, Ms. Christine Capella-Peters made a motion to approve the request with a negative SEQRA declaration, conditioned on approval of the District Plan amendment by the Common Council and filing of the approved resubdivision map with the Onondaga County Clerk's Office. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

VII. Discussion

1) 2022 City Planning Commission Schedule

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, presented a proposed 2022 meeting schedule to the City Planning Commission.

After discussion and review, Mr. Steven Kulick made a motion to approve the 2022 meeting schedule. Mr. George Lynch seconded the motion. The motion passed unanimously.

VIII. Ms. Rebecca Livengood made a motion to authorize those cases listed for the December 13, 2021, meeting in addition to the three Public Hearings to be continued from this meeting. Mr. George Lynch seconded the motion. The motion passed unanimously.

- IX. Mr. George Lynch made a motion to adjourn at 8:31 p.m. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously.

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