

MINUTES  
CITY PLANNING COMMISSION  
**Monday, February 1, 2021**  
6:00 P.M.  
VIA WEBEX

I. Summary of cases discussed herein:

SP-21-01	SP-21-02	R-20-64	SR-21-01
SR-12-06M2	3S-08-19M1	3S-21-01	

II. Attendance

Members Present

Mr. Steven Kulick  
Ms. Rebecca Livengood  
Mr. Walter Bowler

Staff Present

Ms. Heather Lamendola  
Mr. Jeff Harrop  
Ms. Kathryn Ryan

III. Meeting called to order at 6:07 p.m.

IV. Approval of Minutes

Mr. Steven Kulick made a motion to accept the minutes of the January 11, 2021, meeting of the City Planning Commission. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

V. Public Hearings

1) SP-21-01

Special Permit-Restaurant  
1001 East Fayette Street  
T. Andrew Devorsetz (owner)  
Josh Davis (applicant)  
Business, Class A

Mr. Josh Davis at 1001 East Fayette Street spoke to the City Planning Commission about the proposal, which consists of establishing a restaurant on property situated at 1001 East Fayette 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 and granting seven waivers from the City of Syracuse Zoning Rules and Regulations, as amended, with respect to the off-street parking, on-site curbing, street line treatment area, sidewalk width, and arterial setback, lot width, and lot size regulations. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 2) SP-21-02  
Special Permit-Restaurant  
1011-1013 Park Street  
Salat Muse (owner/applicant)  
Business, Class A

Mr. Bill Pitcher at 124 Feigel Avenue spoke to the City Planning Commission about the proposal, which consists of establishing a restaurant on property situated 1011-1013 Park Street.

No one spoke in favor of the proposal. One person spoke in opposition to the proposal.

After further discussion and review, the Commission noted that a Variance was necessary for the residential parking requirement. As such, the Commission must defer acting on the proposal pending a decision from the City of Syracuse Board of Zoning Appeals. The Planning Commission noted concerns regarding a lack of screening, and public comments citing concerns of noise, garbage, traffic, and a lack of parking.

- 3) R-20-64 (Companion V-21-01)  
Resubdivision  
Combine Three Properties into One New Lot  
249, 255, and 261 Baker Avenue  
Bennie McDonald and  
The Greater Syracuse Property Development Corporation (owners/applicants)  
Residential, Class AA

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 three properties situated at 249, 255, and 261 Baker 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.

## VI. New Business

- 1) SR-21-01  
Site Plan Review-Antenna  
Install a Single-Antenna Roof-Top Antenna Array  
2329 James Street  
ARC WGSYRNY001, LLC (owner)  
Craig Cody for Centerline Communications (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, during which the Commission noted that the proposal deviated from Part C, Section I, Article 7 of the City of Syracuse Zoning Rules and Regulations, as amended, with respect to the height above grade, the Commission agreed to defer acting on the request to provide the applicant an opportunity to either find an alternate location that would enable compliance with Part C, Section I, Article 7 of the City of Syracuse Zoning Rules and Regulations, as amended, or to request a waiver from the height-above-grade requirement and to provide justification. The Commission also questioned if the proposal conflicted with the James Street Overlay District regulations and requested the staff to confirm.

- 2) SR-12-06M2  
Site Plan Review-Antenna  
Modify an Existing Roof-Top Antenna  
2600-2622 James Street  
Jan F. Natri (owner)  
Paul Reed for T-Mobile (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, during which the Commission requested photographic simulations for what the proposed antenna array would look like, the Commission agreed to defer acting on the request pending receipt of the requested photography. The Commission also questioned if the proposal conflicted with the James Street Overlay District regulations and requested the staff to confirm.

- 3) 3S-08-19M1  
Three-Mile Limit Subdivision Review-Town of Clay  
Chuck Hafner's Garden Center Subdivision  
Realign Three Properties into Three New Lots  
7265 Buckley Road, 5061 West Taft Road and Tax Parcel 107.-12-06.0  
Charles Hafner (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. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 4) 3S-21-01  
Three-Mile Limit Subdivision Review-Town of DeWitt  
Shopping Town Mall-Chili's Resubdivision  
Divide One Parcel into Two New Lots  
3649 and 3691 Erie Boulevard East  
Onondaga County (owner)  
J. Ryan McMahan, II (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. Mr. Steven Kulick seconded the motion. The motion passed unanimously.

VII. Authorizations

Mr. Steven Kulick made a motion to authorize those applications listed, for Public Hearings on Monday, February 22, 2021. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

VIII. Adjourn

Mr. Steven Kulick made a motion to adjourn at 7:35 p.m. Mr. Walter Bowler seconded the motion. The motion passed unanimously