

MINUTES  
CITY PLANNING COMMISSION  
**Monday, February 22, 2021**  
6:00 P.M.  
VIA WEBEX

I. Summary of cases discussed herein:

R-21-05	R-21-04	Z-2837	Z-2825M2
SP-95-34M5	Z-2826M2	3S-21-02	3S-21-03

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. Steven Kulick made a motion to accept the minutes of the February 1, 2021, meeting of the City Planning Commission. Mr. Walter Bowler seconded the motion. The motion passed unanimously. Ms. Christine Capella-Peters abstained.

V. Public Hearings

1) R-21-05

Resubdivision

Combine Two Properties into One New Lot

2429 Midland Avenue and 284 West Calthrop Avenue

Barbara West and

The Greater Syracuse Property Development Corporation (owners/applicants)

Residential, Class A-1

Ms. Andrea Wandersee from the Northeast Hawley Development Association at 101 Gertrude Street spoke to the City Planning Commission about the proposal, which consists of combining two properties situated at 2429 Midland Avenue and 284 West Calthrop Avenue 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. In doing so, Ms. Capella-Peters noted that although a larger lot is being created, the size of 284 Calthrop Avenue makes it unbuildable and the neighborhood pattern will not be disrupted. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

2) R-21-04

Resubdivision

Combine Three Properties into Two New Lots

738 Erie Boulevard West and 116 (aka 120) and 120 North Geddes Street

Ranalli ALA, LLC and Bobbett Family, LLC (owners/applicants)

Planned Development District and Industrial, Class A

Mr. Brian Bouchard from CHA Consulting, Inc. at 300 South State Street spoke to the City Planning Commission about the proposal, which consists of combining three properties situated at 738 Erie Boulevard West and 116 (aka 120) and 120 North Geddes Street into two new Lots.

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) Z-2837

Change of Zone

From Industrial, Class A to a Planned Development District

116 (aka 120) North Geddes Street, Portion Thereof

Bobbett Family, LLC (owner)

Ranalli ALA, LLC (petitioner)

Mr. Brian Bouchard from CHA Consulting, Inc. at 300 South State Street spoke to the City Planning Commission about the proposal, which consists of changing the zoning designation of a portion of property situated at 116 (aka 120) North Geddes Street from Industrial, Class A to a Planned Development District.

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.

4) Z-2825M2

Planned Development District, District Plan Modification

Modify District Plan

738 Erie Boulevard West and 116 (aka 120) North Geddes Street (portion thereof)

Ranalli ALA, LLC and Bobbett Family, LLC (owners)

Ranalli ALA, LLC (applicant)

Planned Development District

Mr. Brian Bouchard from CHA Consulting, Inc. at 300 South State Street spoke to the City Planning Commission about the proposal, which consists of modifying the District Plan for a Planned Development District to apply to properties situated at 738 Erie Boulevard West and 116 (aka 120) and 120 North Geddes 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. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

## VI. Minor Modifications

- 5) SP-95-34M5  
Special Permit Modification-Indoor Amusement and Recreation  
Modify Façade  
2943 Erie Boulevard East  
2943 Erie Blvd East, LLC (owner/applicant)  
Industrial, 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, 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.

## VII. New Business

- 6) Z-2826M2  
Project Plan Review Modification-UAS Warehouse  
Modify Site Plan, Floor Plan, and Elevations  
738 Erie Boulevard West and 116 (aka 120) North Geddes Street (portion thereof)  
Ranalli ALA, LLC and Bobbett Family, LLC (owners)  
Ranalli ALA, LLC (applicant)  
Planned Development District

Mr. Brian Bouchard from CHA Consulting, Inc. at 300 South State Street 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 contingent upon Common Council approvals of Z-2837 and Z-2825M2 from above and filing of the approved resubdivision map with the Onondaga County Clerk's Office, with the condition that the applicant comply with review comments from the City of Syracuse Departments of Engineering and Public Works. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 7) 3S-21-02  
Three-Mile Limit Subdivision Review-Town of Onondaga  
Old Towne Estates Subdivision  
Divide One Tax Parcel into 69 New Lots  
Cleveland Road at Yenny Road  
Kelly-Tobin Development Corp (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, the City Planning Commission agreed to defer acting on the request pending approval of a Stormwater Pollution and Prevention Plan by the City of Syracuse Department of Engineering.

- 8) 3S-21-03  
Three-Mile Limit Subdivision Review-Town of Geddes  
Pompo-Crabapple Subdivision  
Combine Two Properties into One New Lot  
101 Crabapple Lane and Tax Parcel 047.-05-18.0  
James M. and Mary Alice Pompo (owners/applicants)

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. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously.

#### VIII. Authorizations

Ms. Rebecca Livengood made a motion to authorize those applications listed, for Public Hearings on Monday, March 15, 2021. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously.

#### IX. Adjourn

Ms. Christine Capella-Peters made a motion to adjourn at 6:45 p.m. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously