

MINUTES  
CITY PLANNING COMMISSION  
**Monday, March 15, 2021**  
6:00 P.M.  
VIA WEBEX

I. Summary of cases discussed herein:

SP-21-02	Z-2833M1	Z-2839	SR-16-04
SR-16-05	SR-16-05	SP-20-11M1	SR-12-06M2

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 22, 2021, meeting of the City Planning Commission. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

V. Discussion

1) ReZone Syracuse Update

Mr. Dan Kwasnowski, Director of the Syracuse-Onondaga County Planning Agency, provided an update to the City Planning Commission on the status of ReZone Syracuse. The update included changes to the proposed ordinance since 2019, updates since the Draft Generic Environmental Impact Statement was reviewed by the Common Council, and efforts to reach out to the public, the Advisory Committee, and the Common Council.

VI. Public Hearings

- 1) SP-21-02 (Continuation from 2/1/21 SK, RL, WB)  
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. During the presentation, Mr. Pitcher presented a revised first-floor plan that replaced a previously-proposed dwelling unit with storage space for the proposed restaurant.

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

After further discussion and review, the City Planning Commission agreed to continue the Public Hearing on April 5, 2021, in order to consider the revised proposal.

2) Z-2833M1

PDD District Plan Modification

1010, 1022, 1054, 1074 and 1080-1082 South Clinton Street, 222-224, 226, 228, and 232 Tallman Street, 1002-1022, and 1024-1040 South Salina Street, and 140 (aka 120-154) Cortland Avenue

Ranalli/Taylor St., LLC, JMA Tech Properties, LLC and

Catholic Charities of Syracuse (owners)

JMA Tech Properties, LLC (applicant)

Planned Development District

Mr. Brian Bouchard of CHA Consulting at 300 South State Street spoke to the City Planning Commission about the proposal, which consists of modifying the District Plan development standards for the JMA Planned Development District on properties situated at 1010, 1022, 1054, 1074 and 1080-1082 South Clinton Street, 222-224, 226, 228, and 232 Tallman Street, 1002-1022, and 1024-1040 South Salina Street, and 140 (aka 120-154) Cortland 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. Mr. George Lynch seconded the motion. The motion passed unanimously.

VII. New Business

1) Z-2839

Project Plan Review

Construct Three Surface Parking Lots and Associated Pedestrian Walkways and Landscaping 1022, 1054, 1074 and 1080-1082 South Clinton Street, 222-224, 226, 228, and 232 Tallman Street, and 1024-1040 South Salina Street

Ranalli/Taylor St., LLC, JMA Tech Properties, LLC and

Catholic Charities of Syracuse (owners)

JMA Tech Properties, LLC (applicant)

Planned Development District

Mr. Brian Bouchard of CHA Consulting at 300 South State Street 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 and a condition that the Common Council approve the District Plan amendment. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 2) SR-16-04  
Site Plan Review-Time Extension, 4th Request  
Demolish an Existing Building and Construct a Five-Story Building  
328 West Kirkpatrick Street  
COR West Kirkpatrick Street Company, LLC (owner/applicant)  
Lakefront, T-5[1]

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

After discussion and review, the Commission noted the number of years since the project was approved during which there has been no movement towards development, and agreed to defer acting on the request to afford the applicant an opportunity to provide additional information to justify the request.

- 3) SR-16-05  
Site Plan Review-Time Extension, 4th Request  
Reconstruct an Existing Parking Lot  
128 Spencer Street  
COR Spencer St Company, LLC (owner/applicant)  
Lakefront, T-5

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

After discussion and review, the Commission noted the number of years since the project was approved during which there has been no movement towards development, and agreed to defer acting on the request to afford the applicant an opportunity to provide additional information to justify the request.

#### VIII. Modification Consideration

- 1) SP-20-11M1  
Special Permit Modification-Restaurant within a Convenience Store  
Modify Elevation  
1701 East Fayette Street  
Mohamed Al-Hashishi (owner/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, Ms. Rebecca Livengood made a motion to authorize the request for a Public Hearing on April 5, 2021. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

IX. Old Business

- 1) SR-12-06M2  
Site Plan Review-Antenna  
Modify an Existing Roof-Top Antenna  
2600-2622 James Street  
Jan F. Nasti (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, 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.

X. Authorizations

Ms. Rebecca Livengood made a motion to authorize those applications listed, in addition to SP-21-02, pending a satisfactory proposal, and SP-20-11M1 from tonight's meeting, for Public Hearings on Monday, April 5, 2021. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously.

XI. Adjourn

Mr. George Lynch made a motion to adjourn at 7:20 p.m. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.