

MINUTES
CITY PLANNING COMMISSION
MONDAY, APRIL 26, 2021
6:00 P.M.
CITY HALL COMMON COUNCIL CHAMBERS

I. Summary of cases discussed herein:

SP-21-02	R-21-12	R-21-14	PR-20-08	S-21-01
S-21-02	S-21-03	R-21-19	3S-21-02	3S-09-09M5

II. Attendance

Members Present

Mr. Steven Kulick
Ms. Christine Capella-Peters
Ms. Rebecca Livengood
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 April 5, 2021, meeting of the City Planning Commission. Mr. George Lynch seconded the motion. The motion passed with a vote of 3-0-1. Ms. Rebecca Livengood abstained and Ms. Christine Capella-Peters was not yet present for the meeting.

V. Public Hearings

- 1) SP-21-02 (Continuation from 2/1 and 3/15/21 SK, RL, CCP, WB, GL)
Special Permit-Restaurant
1011-1013 Park Street
Salat Muse (owner/applicant)
Business, Class A

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

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

After further discussion and review, during which the applicant specified that of the ten employees identified on the application, six will be on-site and four will be delivery drivers, Mr. George Lynch 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, street line treatment area, and screening regulations. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 2) R-21-12
Resubdivision
Combine Two Properties into One New Lot
150 Temple Place and 141 Temple Place Rear
Milagros Otero and the Greater Syracuse Property Development Corporation
(owners/applicants)
Residential, Class A-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 150 Temple Place and 141 Temple Place Rear into one new Lot.

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

After further discussion and review, during which the Planning Commission noted that the proposed resubdivision reestablishes the original lot configuration as illustrated on the 1908 Hopkins map of the City of Syracuse, 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.

- 3) R-21-14
Resubdivision
Combine Three Properties into One New Lot
121 and 123, and 123 ½ Elmwood Avenue
Nancy Plaza and the Greater Syracuse Property Development Corporation
(owners/applicants)
Residential, Class A-1

Ms. Tysha Martin from the Northeast Hawley Development Association at 101 Gertrude Street spoke to the City Planning Commission about the proposal, which consists of combining three properties situated at 121, 123, and 123 ½ Elmwood Avenue into one new Lot.

Three people spoke in favor of the proposal. No one spoke 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. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously.

- 4) PR-20-08
Project Site Review
Façade and Site Alterations
530 North Salina Street
The Syracuse Flatiron, LLC (owner/applicant)
Business, Class A

Mr. Ed Keplinger from Keplinger, Freeman Associates at 6320 Fly Road, Mr. Jamie Williams from Holmes, King, Kolquist and Associates at 575 North Salina Street, Ms. Sarah Stephens from SS Funding & Procurement Resources, LLC at 201 Croyden Road, and Mr. Irfan Elahi, property owner of 530 North Salina Street, spoke to the City Planning Commission about the proposal, which consists of interior and exterior alterations to an existing building on property situated at 530 North Salina Street, and is a companion case to S-21-01, S-21-02, S-21-03, and R-21-19 to abandon a portion of the Prospect Avenue right-of-way to facilitate site improvements.

Eleven people 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 two waivers from the City of Syracuse Zoning Rules and Regulations, as amended, with respect to the off-street parking and sign regulations. Mr. Walter Bowler seconded the motion. The motion passed with a vote of 4-0. Mr. George Lynch was not present for the vote.

5) S-21-01

Street Abandonment

Abandon a Portion of Prospect Avenue

Adjacent to 530 North Salina Street

City of Syracuse (owner)

Sarah Stephens, SS Funding & Procurement Resources, LLC (petitioner)

Mr. Ed Keplinger from Keplinger, Freeman Associates at 6320 Fly Road, Mr. Jamie Williams from Holmes, King, Kolquist and Associates at 575 North Salina Street, Ms. Sarah Stephens from SS Funding & Procurement Resources, LLC at 201 Croyden Road, and Mr. Irfan Elahi, property owner of 530 North Salina Street, spoke to the City Planning Commission about the proposal, which consists of the City of Syracuse abandoning a portion of the 500 block of Prospect Avenue adjacent to property situated at 530 North Salina Street, and is a companion case to S-21-02, S-21-03, and R-21-19 to abandon a portion of the Prospect Avenue right-of-way to facilitate site improvements.

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

After further discussion and review, the Commission stated their enthusiastic support of the proposal to rehabilitate the property at 530 North Salina Street, and the physical parking configuration within the City right-of-way. In their deliberation, the Commission noted review comments and recommendations from various City Departments and agencies regarding the abandonment, and reaffirmed that based on those comments, there are other preferred legal mechanisms to facilitate the improvements within the right-of-way. Ms. Christine Capella-Peters made a motion to deny, and thereby recommend disapproval, of the petition based on the advice from the applicable City Departments. Mr. Walter Bowler seconded the motion. The motion passed with a vote of 4-0. Mr. George Lynch was not present for the vote.

6) S-21-02

Street Abandonment

Abandon a Portion of Prospect Avenue

Adjacent to 526-528 North Salina Street

City of Syracuse (owner)

Sarah Stephens, SS Funding & Procurement Resources, LLC (petitioner)

Mr. Ed Keplinger from Keplinger, Freeman Associates at 6320 Fly Road, Mr. Jamie Williams from Holmes, King, Kolquist and Associates at 575 North Salina Street, Ms. Sarah Stephens from SS Funding & Procurement Resources, LLC at 201 Croyden Road, and Mr. Irfan Elahi, property owner of 530 North Salina Street, spoke to the City Planning Commission about the proposal, which consists of the City of Syracuse abandoning a portion of the 500 block of Prospect Avenue adjacent to property situated at 526-528 North Salina Street, and is a companion case to S-21-01, S-21-03, and R-21-19 to abandon a portion of the Prospect Avenue right-of-way to facilitate site improvements.

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

After further discussion and review, the Commission stated their enthusiastic support of the proposal to rehabilitate the property at 530 North Salina Street, and the physical parking configuration within the City right-of-way. In their deliberation, the Commission noted review comments and recommendations from various City Departments and agencies regarding the abandonment, and reaffirmed that based on those comments, there are other preferred legal mechanisms to facilitate the improvements within the right-of-way. Ms. Christine Capella-Peters made a motion to deny, and thereby recommend disapproval, of the petition based on the advice from the applicable City Departments. Mr. Walter Bowler seconded the motion. The motion passed with a vote of 4-0. Mr. George Lynch was not present for the vote.

7) S-21-03

Street Abandonment

Abandon a Portion of Prospect Avenue

Adjacent to 522-524 North Salina Street

City of Syracuse (owner)

Sarah Stephens, SS Funding & Procurement Resources, LLC (petitioner)

Mr. Ed Keplinger from Keplinger, Freeman Associates at 6320 Fly Road, Mr. Jamie Williams from Holmes, King, Kolquist and Associates at 575 North Salina Street, Ms. Sarah Stephens from SS Funding & Procurement Resources, LLC at 201 Croyden Road, and Mr. Irfan Elahi, property owner of 530 North Salina Street, spoke to the City Planning Commission about the proposal, which consists of the City of Syracuse abandoning a portion of the 500 block of Prospect Avenue adjacent to property situated at 522-524 North Salina Street, and is a companion case to S-21-01, S-21-02, and R-21-19 to abandon a portion of the Prospect Avenue right-of-way to facilitate site improvements.

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

After further discussion and review, the Commission stated their enthusiastic support of the proposal to rehabilitate the property at 530 North Salina Street, and the physical parking configuration within the City right-of-way. In their deliberation, the Commission noted review comments and recommendations from various City Departments and agencies regarding the abandonment, and reaffirmed that based on those comments, there are other preferred legal mechanisms to facilitate the improvements within the right-of-way. Ms. Christine Capella-Peters made a motion to deny, and thereby recommend disapproval, of the petition based on the advice from the applicable City Departments. Mr. Walter Bowler seconded the motion. The motion passed with a vote of 4-0. Mr. George Lynch was not present for the vote.

8) R-21-19

Resubdivision

Combine Three Properties and Three Abandoned Parcels into Three New Lots

522-524, 526-528, and 530 North Salina Street

SHA 2013, LLC, 526 North Salina, LLC, and The Syracuse Flatiron, LLC (owners)

Sarah Stephens, SS Funding & Procurement Resources, LLC (applicant)

Business, Class A

Mr. Ed Keplinger from Keplinger, Freeman Associates at 6320 Fly Road, Mr. Jamie Williams from Holmes, King, Kolquist and Associates at 575 North Salina Street, Ms. Sarah Stephens from SS Funding & Procurement Resources, LLC at 201 Croyden Road, and Mr. Irfan Elahi, property owner of 530 North Salina Street, spoke to the City Planning Commission about the proposal, which consists of combining three properties situated at 522-524, 526-528, and 530 North Salina Street and three proposed, adjacent abandonment parcels on Prospect Avenue into three new Lots, and is a companion case to S-21-01, S-21-02, and S-21-03 to abandon a portion of the Prospect Avenue right-of-way to facilitate site improvements.

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

After further discussion and review, the applicant withdrew the request citing the City Planning Commission's action on the three companion abandonment petitions.

VI. Old Business

1) 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, which the Commission reviewed on February 22, 2021, and agreed to defer acting on the request pending approval of a Stormwater Pollution and Prevention Plan by the City of Syracuse Department of Engineering.

After discussion and review, during which the Commission noted approval from City Engineering of the SWPPP for Phase I and II of the proposed subdivision, Mr. Walter Bowler made a motion to approve the request with a negative SEQRA declaration. Ms. Rebecca Livengood seconded the motion. The motion passed with a vote of 4-0. Mr. George Lynch was not present for the vote.

VII. New Business

1) 3S-09-09M5

Three-Mile Limit Subdivision Review-Town of Camillus
Malibu Hills Estates (Phase One A, Sect 1 & 2) Amendment #7
Create Five New Lots, Combine Four Lots into Three New Lots
Malibu Hills Drive
Snowbirds Landing II, LLC (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, Ms. Rebecca Livengood made a motion to approve the request with a negative SEQRA declaration. Mr. Walter Bowler seconded the motion. The motion passed with a vote of 4-0. Mr. George Lynch was not present for the vote.

2) Notice of Intent to Act as Lead Agency from Syracuse Industrial Development Agency 444 East Genesee Street

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 stating that the City Planning Commission is no longer an interested or involved agency as their review of the proposal has concluded. Mr. Walter Bowler seconded the motion. The motion passed with a vote of 4-0. Mr. George Lynch was not present for the vote.

3) Notice of Intent to Act as Lead Agency from Syracuse Board of Zoning Appeals 910 Madison Street

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 not object to the Board of Zoning Appeals to act as Lead Agency. Mr. Steven Kulick seconded the motion. The motion passed with a vote of 4-0. Mr. George Lynch was not present for the vote.

VIII. Minor Modifications

- 1) SP-08-14M3
Special Permit Modification-Restaurant
Modify Floor Plans and Elevations
913 Butternut Street
Mohamed Mahmoud (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, Mr. Walter Bowler made a motion to approve the request with a negative SEQRA declaration. Ms. Rebecca Livengood seconded the motion. The motion passed with a vote of 4-0. Mr. George Lynch was not present for the vote.

IX. Authorizations

After discussion and clarification about three companion cases, Ms. Christine Capella-Peters made a motion to authorize those applications listed for Public Hearings on Monday, May 17, 2021. Mr. George Lynch seconded the motion. The motion passed unanimously.

X. Adjourn

Ms. Rebecca Livengood made a motion to adjourn at 8:37 p.m. Mr. Steve Kulick seconded the motion. The motion passed unanimously