

MINUTES
CITY PLANNING COMMISSION
MONDAY, APRIL 5, 2021
6:00 P.M.
VIA WEBEX

I. Summary of cases discussed herein:

SP-20-11M1	SP-98-40M2	R-21-06	R-21-07	R-21-08
R-21-10	R-21-11	SP-19-03M1	SR-16-04	SR-16-05

II. Attendance

Members Present

Mr. Steven Kulick
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. George Lynch made a motion to accept the minutes of the March 15, 2021, meeting of the City Planning Commission. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously.

V. Public Hearings

1) SP-20-11M1

Special Permit Modification-Restaurant within a Convenience Store
Modify Elevation and Signage
1701 East Fayette Street
Mohamed Al-Hashishi (owner/applicant)
Business, Class A

Mr. Lance King from RAV Architect at 7515 Morgan Road, Liverpool, New York, and Mr. Lawrence Brown, attorney for the applicant from Bridgeport, New York, spoke to the City Planning Commission about the proposal, which consists of modifying the elevation and signage for a Special Permit for a Restaurant within convenience store on property situated at 1701 East Fayette Street.

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 and a condition to meet the requirements of the City Transportation Planner. Mr. George Lynch seconded the motion. The motion passed unanimously.

- 2) SP-98-40M2
Special Permit Modification-Restaurant
Modify Floor Plan, Elevations, and Signage
2921 James Street
Kimco Realty, LLC (owner)
Syracuse Foodservice Group (applicant)
Business, Class A

Mr. Tom Santurri at 107 City Crossroads Drive, and Mr. Robert Abbott at 2501 James Street, spoke to the City Planning Commission about the proposal, which consists of modifying the floor plan, elevations, and signage for a Special Permit for a Restaurant on property situated at 2921 James Street.

No one spoke in favor of or 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. Mr. Walter Bowler seconded the motion. The motion passed with a vote of three to one.

- 3) R-21-06
Resubdivision
Combine Two Properties into One New Lot
204 and 206 Park Street
Ellen M. Courtwright and Misty Ormsby and
The Greater Syracuse Property Development Corporation (owners/applicants)
Business, Class A

Ms. Tysha Martin from the Northeast Hawley Development Agency at 101 Gertrude Street, and Ms. Katelyn Wright 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 204 and 206 Park Street into one new Lot.

No one spoke in favor of or in opposition to the proposal. One person asked a question for clarification.

After further discussion and review, Ms. Chris Capella Peters made a motion to approve the request with a negative SEQRA declaration. Mr. George Lynch seconded the motion. The motion passed unanimously.

- 4) R-21-07
Resubdivision
Combine Two Properties into One New Lot
1903-1905 and 1911 Midland Avenue
LandColv, LLC, and
The Greater Syracuse Property Development Corporation (owners/applicants)
Residential, Class AA

Ms. Tysha Martin from the Northeast Hawley Development Agency at 101 Gertrude Street, and Ms. Katelyn Wright and 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 1903-1905 and 1911 Midland Avenue into one new Lot.

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. Mr. George Lynch seconded the motion. The motion failed to pass with a vote of two to two.

5) R-21-08

Resubdivision

Combine Two Properties into One New Lot

2014 and 2016 Lodi Street

Saad Khamis and

The Greater Syracuse Property Development Corporation (owners/applicants)

Business, Class A

Ms. Tysha Martin from the Northeast Hawley Development Agency at 101 Gertrude Street spoke to the City Planning Commission about the proposal, which consists of combining two properties situated at 2014 and 2016 Lodi Street into one new Lot.

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. Mr. George Lynch seconded the motion. The motion passed unanimously.

6) R-21-10

Resubdivision

Divide One Property into Three New Lots

454 James Street

Radha Krisna Corp. (owner/applicant)

Office, Class B

Ms. Lourdes Rasario, attorney for the applicant at 311 Montgomery Street, and Mr. Anthony Rojas at 239 East Water Street, spoke to the City Planning Commission about the proposal, which consists of dividing one property situated at 454 James 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, Mr. Walter Bowler made a motion to approve the request with a negative SEQRA declaration. Ms. Chris Capella Peters seconded the motion. The motion passed unanimously.

- 7) R-21-11
Resubdivision
Combine Three Properties into One New Lot
325-327, 329-331, and 333-335 Palmer Avenue
The Greater Syracuse Property Development Corporation (owner/applicant)
Residential, Class A

Ms. Terri Lockett 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 325-327, 329-331, and 333-335 Palmer Avenue into one new Lot.

No one spoke in favor of or 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. Christine Capella-Peters seconded the motion. The motion passed unanimously.

VI. Modification Consideration

- 1) SP-19-03M1
Special Permit Modification- Restaurant
Modify Signage
429-431 Ulster Street
Home HeadQuarters (owner)
Adam Williams (applicant)
Business, Class A

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the City Planning Commission about the proposal. Mr. Adam Williams at 114 Bass Road answered questions from the Planning Commission regarding the proposal.

After discussion and review, the Commission reproached the applicant advising them to seek approvals prior to performing any work on the property. Ms. Christine Capella-Peters made a motion to approve the request with a negative SEQRA declaration. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

VII. Old Business

- 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]

The request was withdrawn by the applicant on April 5, 2021. No action was taken on the request by the City Planning Commission.

- 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. Ms. Catherine Johnson of COR at 540 Towne Drive, Fayetteville, New York, answered questions from the Planning Commission regarding the requested Time Extension.

After discussion and review, Ms. Christine Capella-Peters made a motion to deny the request. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

VIII. New Business

- 1) SP-95-34M5 (Amended)
Special Permit Modification-Indoor Amusement and Recreation
Amend Modified 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 which consists of amending a recently approved Modification for facade alterations on February 22, 2021. The current request consists of replacing the Grey Dove colored awning/canopy with a Deep Red awning/canopy on the main entrance to the establishment.

After discussion and review, Ms. Christine Capella-Peters made a motion to approve the request with a negative SEQRA declaration. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

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, April 26, 2021. Mr. Steve Kulick seconded the motion. The motion passed unanimously.

X. Adjourn

Ms. Christine Capella-Peters made a motion to adjourn at 8:07 p.m. Mr. Walter Bowler seconded the motion. The motion passed unanimously.