

MINUTES  
CITY PLANNING COMMISSION  
**Monday, May 17, 2021**  
6:00 P.M.  
Via Webex

I. Summary of cases discussed herein:

SP-21-03	PR-20-20	PR-21-06	CS-21-09	R-21-16	R-21-15
SP-16-03M1	3S-21-04	Z-2518M2	Z-2825	Z-2843	SR-21-01

II. Attendance

Members Present

Mr. Steven Kulick  
Ms. Christine Capella-Peters  
Ms. Rebecca Livengood  
Mr. Walter Bowler

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 26, 2021, meeting of the City Planning Commission. Ms. Rebecca Livengood seconded the motion. The motion passed with a vote of 3-0. Ms. Christine Capella-Peters was not yet present for the meeting.

V. Public Hearings

1) SP-21-03

Special Permit-Indoor Amusement and Recreation  
Establish a Fitness Center  
530 South Clinton Street (aka 269 West Jefferson Street)  
JC Landfund, LLC (owner/applicant)  
Central Business District-General Service A

Mr. James Knittle at 239 East Water Street spoke to the City Planning Commission about the proposal, which consists of establishing a fitness facility on property situated at 530 South Clinton Street (aka 269 West Jefferson 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 that the applicant comply with the requirements of the City Transportation Planner. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 2) PR-20-20  
Project Site Review  
Façade and Site Alterations  
227 Teall Avenue  
U-Haul of North Central New York (owner/applicant)  
Industrial, Class A

Mr. Bruce King at 575 North Salina Street spoke to the City Planning Commission about the proposal, which consists of façade and site alterations on property situated at 227 Teall Avenue.

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 a condition that the applicant shall resolve any encroachment issues with the City of Syracuse Department of Public Works and the Common Council as may be appropriate. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

- 3) PR-21-06  
Project Site Review  
Façade and Site Alterations  
664-666 Burnet Avenue  
Home HeadQuarters (owner/applicant)  
Industrial, Class A

Mr. Jim Williams from Home HeadQuarters at 538 Erie Boulevard West spoke to the City Planning Commission about the proposal, which consists of façade and site alterations on property situated at 664-666 Burnet Avenue.

Three people 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 and granting the requested waiver from the parking regulations. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 4) CS-21-09  
Certificate of Suitability  
717-719 Livingston Avenue  
Two-Family Dwelling  
Alexander Sen (owner/applicant)  
Residential, Class A

Mr. Vaughn Lang, attorney for the applicant at 6838 East Genesee St, Fayetteville, New York, spoke to the City Planning Commission about the proposal, which consists of establishing a non-owner occupied, two-family dwelling on property situated at 717-719 Livingston Avenue.

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

After further discussion and review, the Commission agreed to continue the Public Hearing at its next regularly-scheduled meeting to afford the applicant an opportunity to provide additional information regarding the first-floor plan.

- 5) R-21-16  
Resubdivision  
Combine Three Properties into Two New Lots  
621, 623, 625 Otisco Street  
Sarah O'Mahoney and Steven Morris, and Home HeadQuarters, Inc. (owners/applicants)  
Local Business, Class A

Mr. Jim Williams from Home HeadQuarters at 538 Erie Boulevard West spoke to the City Planning Commission about the proposal, which consists of combining three properties situated at 621, 623, and 625 Otisco Street into two new Lots.

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.

- 6) R-21-15  
Resubdivision  
Combine Three Properties into One New Lot  
1902, 1908, and 1912 South Avenue  
Patrick Cregg (owner/applicant)  
Local Business, Class A

Mr. Patrick Leamy at 4802 Lime Hill Drive, spoke to the City Planning Commission about the proposal, which consists of combining three properties situated at 1902, 1908, and 1912 South Avenue into one new Lot to facilitate the construction of a vestibule on the north elevation per a companion Special Permit application (SP-16-03M1).

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.

VI. Minor Modifications

- 1) SP-16-03M1  
Special Permit Modification-Restaurant  
Modify Elevation and Site Plan  
1902, 1908, and 1912 South Avenue  
Patrick Cregg (owner/applicant)  
Local Business, Class A

Mr. Jeff Harrop, Staff Planner with the Office of Zoning Administration, and Mr. Patrick Leamy at 4802 Lime Hill Drive, 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.

VII. New Business

- 1) 3S-21-04  
Three-Mile Limit Subdivision Review, Town of Manlius  
Lands of G&T Properties  
Combine Two Properties into One New Lot  
7030 Manlius Center Road  
Greg Rinaldi-G&T Properties, LLC (owner)  
Christian Hill (applicant)

Mr. Jeff Harrop, Staff Planner with the Office of Zoning Administration, 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 unanimously.

- 2) Z-2518M2  
Project Plan Review Modification  
Replace an Existing Retaining Wall-University Soccer Stadium  
1301 (aka 1329) East Colvin Street  
Syracuse University (owner/applicant)  
Planned Institutional District

Mr. Jeff Harrop, Staff Planner with the Office of Zoning Administration, 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. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

- 3) Z-2825  
Planned Development District, District Plan Amendment  
Request for Name and Floor Plan Change  
738 Erie Boulevard West  
Ranalli ALA, LLC (owner/applicant)  
Planned Development District

Mr. Jeff Harrop, Staff Planner with the Office of Zoning Administration, 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) Z-2843  
Project Plan Review Modification  
Establish a 2<sup>nd</sup>-Floor Restaurant Use  
725 Irving Avenue  
CIM Physician's Building, LLC (owner)  
Louis Fornier (applicant)  
Planned Institutional District

Mr. Jeff Harrop, Staff Planner with the Office of Zoning Administration, 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. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

## VIII. Old 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

Mr. Jeff Harrop, Staff Planner with the Office of Zoning Administration, 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.

IX. Authorizations

Ms. Christine Capella-Peters made a motion to authorize those applications listed, in addition to CS-21-09 from tonight's meeting, for Public Hearings on Monday, June 7, 2021. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

X. Adjourn

Ms. Rebecca Livengood made a motion to adjourn at 7:46 p.m. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously.