

MINUTES
CITY PLANNING COMMISSION
MONDAY, JUNE 28, 2021
6:00 P.M.
CITY HALL COMMON COUNCIL CHAMBERS

I. Summary of cases discussed herein:

AS-21-06	SR-21-02	R-21-26	SR-21-03	R-21-29	PR-21-07
R-21-32	R-21-33	3S-21-06	Z-2289M1	Z-2844	

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 6:03 p.m.

IV. Approval of Minutes:

Mr. Walter Bowler made a motion to accept the minutes of the June 7, 2021, meeting of the City Planning Commission. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

V. Public Hearings

1) AS-21-06

Administrative Permit – Off-Premise Advertising Sign
617-619 North Geddes Street
JT Picciott Realty, LLC (owner)
Park Outdoor (applicant)
Commercial, Class A

Mr. Stephen Frank from Park Outdoor Advertising at 11 Ascot Place, Ithaca, New York, spoke to the City Planning Commission about the proposal, which consists of installing an off-premise advertising sign on property situated at 617-619 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. No one seconded the motion. After additional discussion, the Commission agreed to defer acting on the request pending receipt of additional information regarding the approval of an off-premise advertising sign on property situated at 808 West Belden Avenue, as well as any pertinent

information regarding off-premise advertising signs from the City's Comprehensive Plan and its components.

- 2) SR-21-02
Site Plan Review
Exterior Renovations and Site Alterations
3114 and 3116-3130 James Street
3120 James St, LLC (owner)
David Muraco (applicant)
Business, Class A (JSO)

Mr. Mark Arbon at One Lincoln Center, and Mr. Matthew Napierala at 110 Fayette Street, Manlius, New York, spoke to the City Planning Commission about the proposal, which consists of exterior renovations to an existing building and site alterations on property situated at 3114 and 3116-3130 James Street.

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

After further discussion and review, the applicant's attorney requested that the Commission hold the public hearing open in order to review comments provided by City Departments and agencies. The Commission agreed to continue the Public Hearing open and offered advice and guidance regarding the City's Transportation Planner's comments, and the excessive number of deviations from the Zoning Rules and Regulations and the James Street Overlay district.

- 3) R-21-26
Resubdivision
Combine Three Properties into One New Lot
100, 102, and 104 Green Street Court
The Greater Syracuse Property Development Corporation (owner/applicant)
Residential, Class B

Mr. Craig Polhamus at 219 Burnet Avenue spoke to the City Planning Commission about the proposal, which consists of combining three properties situated at 100, 102, and 104 Green Street Court into one new Lot for the purpose of constructing a three-family dwelling.

One person 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. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 4) SR-21-03
Site Plan Review

Establish a 38.5-Foot Wide Driveway
100, 102, and 104 Green Street Court
The Greater Syracuse Property Development Corporation (owner/applicant)
Residential, Class B

The applicant withdrew this application on June 25, 2021. No action was taken by the City Planning Commission.

- 5) R-21-29
Resubdivision
Divide One Property into Two New Lots
800-808 East Fayette Street
Wellington Place, LLC (owner/applicant)
Business, Class A

Mr. Brian Bouchard from CHA Consulting at 300 South State Street spoke to the City Planning Commission about the proposal, which consists of dividing one property situated at 800-808 East Fayette Street into two new Lots for the purpose of constructing a six-story apartment building with 193 dwelling units.

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. Walter Bowler seconded the motion. The motion passed unanimously.

- 6) PR-21-07
Project Site Review-New Construction and Site Alterations
Construct a Six-Story Apartment Building with 193 Dwelling Units
800-808 East Fayette Street
Wellington Place, LLC (owner)
Gilbane Development Company (applicant)
Business, Class A

Mr. Brian Bouchard from CHA Consulting at 300 South State Street spoke to the City Planning Commission about the proposal, which consists of constructing a six-story apartment building with 193 dwelling units on property situated at 800-808 East Fayette Street.

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

After further discussion and review, the Commission made note of a missed opportunity with respect to the lack of retail and/or commercial space on the first floor given the intent of the Business, Class A zoning district which encourages mixed use projects. The Commission also questioned to need for more student housing. 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 three to one.

7) R-21-32

Resubdivision

Combine Two Properties into One New Lot

227 and 233 McKinley Avenue

University Hill Apts, Inc. and

The Greater Syracuse Property Development Corporation (owners/applicants)

Residential, Class AA

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 227 and 233 McKinley 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 and noting another lot of similar size across the street as well as the sites location along a dead-end street. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

8) R-21-33

Resubdivision

Combine Two Properties into One New Lot

925 and 927 Butternut Street

Lynn Musenga and

The Greater Syracuse Property Development Corporation (owners/applicants)

Business, Class A

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 925 and 927 Butternut Street into one new Lot.

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. Ms. Christine Capella-Peters seconded the motion noting the narrowness of both existing lots as well as the lack of an existing established neighborhood pattern. The motion passed unanimously.

VI. New Business

1) 3S-21-06

Three-Mile Limit Subdivision Review-Town of Onondaga

Talev Family Farm Subdivision
Combine Five Properties into Three New Lots
4005 through 4075 Griffin Road
Peter Talev (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 unanimously.

- 2) Z-2289M1
Multi-Building Review Modification
Modify Site Plan to Establish (Maintain) 20 Dwelling Units
322-360 Seymour Street
Syracuse Housing Authority (owner/applicant)
Residential, Class B

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 approve the request with a negative SEQRA declaration. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

VII. Discussion

Ms. Christine Capella-Peters inquired about the status of a resubdivision application for property situated at 113-119 Euclid Avenue. The City Planning Commission reviewed a Project Plan Review on June 7, 2021, to construct an ADA-accessible ramp on the subject property (Z-2844). At that time it was noted that the ramp and existing building encroached over an existing property line. The Planning Commission approved the request with the condition that the applicant, Syracuse University, submit a complete resubdivision application in order to hold a Public Hearing on June 28, 2021. The applicant did not submit a complete resubdivision application in time to be considered at this meeting, and therefore confirmed that the Project Plan Review should not be released until the resubdivision is reviewed.

VIII. Authorizations

Ms. Rebecca Livengood made a motion to authorize those applications listed, in addition to SR-21-02 from this evenings meeting, for Public Hearings on Monday, July 19, 2021. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

IX. Adjourn

Mr. Walter Bowler made a motion to adjourn at 8:00 p.m. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

DRAFT-NOT ADOPTED