

MINUTES
CITY PLANNING COMMISSION
MONDAY, JUNE 7, 2021
6:00 P.M.
VIA WEBEX

I. Summary of cases discussed herein:

CS-21-09	SR-11-16M2	R-21-22	R-21-23	R-21-28	R-21-30
SP-06-01M2	SP-06-08M1	3S-21-05	PR-13-13M3	Z-2844	

II. Attendance

Members Present

Mr. Steven Kulick
Ms. Christine Capella-Peters
Mr. Walter Bowler
Mr. George Lynch

Staff Present

Mr. Jeff Harrop
Ms. Kathryn Ryan

III. Meeting called to order at 6:00 p.m.

IV. Approval of Minutes:

Ms. Christine Capella-Peters made a motion to accept the minutes of the May 17, 2021, meeting of the City Planning Commission. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

V. Public Hearings

- 1) CS-21-09 (Continued from 5/17/2021 SK, RL, CCP, WB)
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 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 with the following conditions:

- The front room in each dwelling unit labeled as an “Office” must be a space utilized for the entirety of the household, may not be utilized as a bedroom, may not have a closet, and may not have a door;
- The parking area shall be screened with opaque fencing from all residential uses on the north, east, and south sides of the property;

- The edge of pavement of the parking area shall be defined by a permanent barrier such as concrete curbing or a low wall, or other method of retention to ensure vehicular parking does not encroach onto the grass;

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

- 2) SR-11-16M2
Site Plan Review-Antenna
Modify an Existing Roof-Top Antenna Array
116 Martin Luther King East
116 E Castle St Syr LLC (owner)
Dianne Love – Airosmith Development (applicant)
Residential, Class AA and Business, Class A

Ms. Dianne Love with Airosmith Development at 3814 Eider Down Path, Liverpool, New York, spoke to the City Planning Commission about the proposal, which consists of modifying an existing roof-top antenna array on property situated at 116 Martin Luther King East.

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. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously.

- 3) R-21-22
Resubdivision
Combine Three Properties into One New Lot
104, 116, and 120 Otto Street
Stephen Pollard (owner/applicant)
Residential, Class A-1

Mr. Tom Ditullio at 237 Whittier Avenue spoke to the City Planning Commission about the proposal, which consists of combining three properties situated at 104, 116, and 120 Otto Street 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. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

- 4) R-21-23
Resubdivision
Realign Two Properties into Two New Lots
610 East Willow Street and 501-519 James Street
St Joseph's Health Center (owner/applicant)
Office, Class B

Mr. Vince Pietrzak at 102 West Division Street spoke to the City Planning Commission about the proposal, which consists of realigning two properties situated at 610 East Willow Street and 501-519 James Street into two new Lots.

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.

5) R-21-28

Resubdivision

Combine Four Properties into One New Lot

620 West Genesee Street and 605, 609, and 615 West Belden Avenue

Missio Church (owner)

Pastor Adam Bregou (applicant)

Commercial, Class A

Reverend Adam Bregou at 620 West Genesee Street spoke to the City Planning Commission about the proposal, which consists of combining four properties situated at 620 West Genesee Street and 605, 609, and 615 West Belden 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. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously.

6) R-21-30

Resubdivision

Combine Three Properties into Two New Lots

506 and 422-428 West Onondaga Street and 303 Slocum Avenue

Pathfinder Bank and Onondaga Commons, LLC (owners/applicants)

Business, Class A

Ms. Terry Horst at 306 Hawley Avenue spoke to the City Planning Commission about the proposal, which consists of combining three properties situated at 506 and 422-428 West Onondaga Street and 303 Slocum Avenue into two new Lots.

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

The Commission expressed concerns regarding the intensity of the proposed land use as well as the shape of the proposed Lot, but noted that the proposed reuse of the existing building at 506 West Onondaga Street assists in justifying the convoluted shape of the proposed Lot, and that the ill-conceived, existing development of the immediately surrounding area mitigates the creation of this unusually-shaped lot.

After that 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.

VI. Minor Modifications

- 1) SP-06-01M2
Special Permit Modification-Restaurant
Modify Signage
317-321 South Franklin Street
Franton Associates, LLC (owner)
Reverend Curtis Levy (applicant)
Central Business District-General Service A

Mr. Jeff Harrop, Staff Planner for 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. Christine Capella-Peters seconded the motion. The motion passed unanimously.

- 2) SP-06-08M1
Special Permit Modification-Restaurant
Modify Site Plan
2419-2421 South Salina Street
Viraj Ny, LLC (owner/applicant)
Business, Class A

Mr. Jeff Harrop, Staff Planner for 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 and with the condition that the applicant comply with review comments from the City Transportation Planner. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

VII. New Business

- 1) 3S-21-05
Three-Mile Limit Subdivision Review- Town of Camillus
Honeywell Bed 13 Subdivision
Divide One Parcel into Three New Lots
Airport Road
Honeywell International, Inc. (owner/applicant)

Mr. Jeff Harrop, Staff Planner for 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.

- 2) PR-13-13M3
Project Site Review Modification
Modify Elevations
324 West Water Street
Creekwalk Housing, LLC (owner)
Charlie Breuer, Manager (applicant)
Central Business District-General Service

Mr. Jeff Harrop, Staff Planner for 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 and with the condition that the applicant obtain permission from the City of Syracuse to encroach into the City right-of-way. Mr. George Lynch seconded the motion. The motion passed unanimously.

- 3) Z-2844
Project Plan Review
Install an ADA Ramp
113-119 Euclid Avenue
Syracuse University (owner/applicant)
Planned Institutional District

Mr. Jeff Harrop, Staff Planner for the Office of Zoning Administration, and Ms. Jennifer Champa Bybee from the Syracuse Office of Campus Planning, Design, and Construction at 1320 Jamesville Road, 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 with the conditions that the applicant submit a Resubdivision application to be presented to the City Planning Commission at the next regularly-scheduled meeting on June 28, 2021, and that no Certificate of Completion be issued from the Division of Code Enforcement for the proposed ramp until a mylar copy of an approved resubdivision map is filed with the Onondaga County Clerk's Office. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

VIII. Authorizations

Mr. Walter Bowler made a motion to authorize those applications listed, in addition to a pending resubdivision application for 113-119 Euclid Avenue as discussed earlier, for Public Hearings on Monday, June 28, 2021. Mr. George Lynch seconded the motion. The motion passed unanimously.

IX. Adjourn

Ms. Christine Capella-Peters made a motion to adjourn at 7:16 p.m. Mr. George Lynch seconded the motion. The motion passed unanimously.