

MINUTES  
CITY PLANNING COMMISSION  
**MONDAY, July 19, 2021**  
6:00 P.M.  
CITY HALL COMMON COUNCIL CHAMBERS

I. Summary of cases discussed herein:

|          |            |            |          |         |
|----------|------------|------------|----------|---------|
| SR-21-02 | SP-21-04   | SP-21-05   | R-21-38  | R-21-39 |
| AS-21-06 | SP-93-34M1 | SR-20-02M1 | PR-17-04 |         |

II. Attendance

Members Present

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:

Mr. Walter Bowler made a motion to accept the minutes of the July 19, 2021, meeting of the City Planning Commission. Mr. George Lynch seconded the motion. The motion passed unanimously.

V. Public Hearings

- 1) SR-21-02 (Continued from 6/28/2021 SK, RL, CCP, WB)  
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. David Muraco and Mr. Louis Muraco at 4306 East Genesee Street, 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.

Two 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 Exceptions as they pertain to the James Street setback, parking surface coverage, parking space placement, James St driveway, ground sign, façade material, door/window percentage, and seven-foot landscaping buffer regulations. Mr. George Lynch seconded the motion. The motion passed unanimously.

- 2) SP-21-04  
Special Permit-Office  
2118 East Genesee Street  
Casala, LLC (owner/applicant)  
Residential, Class B-1T

Mr. Bob Abbott from 2501 James Street spoke to the City Planning Commission about the proposal, which consists of establishing office uses on property situated at 2118 East Genesee 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 unanimously.

- 3) SP-21-05  
Special Permit-Restaurant  
Expand an Existing Restaurant  
402 South Franklin Street  
Walton Street Corp (owner/applicant)  
Central Business District-General Service A

Mr. Mike Wolniak at 1610 James Street spoke to the City Planning Commission about the proposal, which consists of expanding an existing restaurant on property situated at 402 South Franklin 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. Mr. George Lynch seconded the motion. The motion passed unanimously.

- 4) R-21-38  
Resubdivision  
Combine Three Properties into one New Lot  
500 and 502 Niagara Street and 403-405 Fabius Street  
Felipe Rodriguez and  
The Greater Syracuse Property Development Corporation (owners/applicants)  
Residential, Class B

Ms. Andrea Wandersee at 101 Gertrude Street spoke to the City Planning Commission about the proposal, which consists of combining three properties situated at 500, 502 Niagara Street and 403-405 Fabius Street 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. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

- 5) R-21-39  
Resubdivision  
Realign Two Properties into Two New Lots  
113-119 Euclid Avenue and 123 College Place  
Syracuse University (owner/applicant)  
Planned Institutional District

Mr. Greg Faucher at One Commerce Plaza, Albany, New York, spoke to the City Planning Commission about the proposal, which consists of realigning two properties situated at 113-119 Euclid Avenue and 123 College Place into two new Lots.

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.

## VI. Old Business

- 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. Jeff Harrop, Staff Planner for the Office of Zoning Administration, presented the proposal to the City Planning Commission.

After discussion and review it was determined that a quorum was not in attendance to act on the request. The Commission agreed to reschedule the proposal at its next, regularly-scheduled meeting on August 9, 2021.

## VII. Minor Modification

- 1) SP-93-34M1  
Special Permit Modification  
Modify Floor Plan, Elevation, and Signage  
210 Park Street (aka 812 Oak Street)  
Nuha and Elia Sousou (owners)  
Robert Echols (applicant)  
Business, Class A

Mr. Jeff Harrop, Staff Planner for the Office of Zoning Administration, presented the proposal to the City Planning Commission.

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 comply with the requirements of the City of Syracuse Transportation Planner. Mr. George Lynch seconded the motion. The motion passed unanimously.

#### VIII. New Business

1) SR-20-02M1

Site Plan Review-New Construction

Modify Site Plan

151-199 (aka 127, 163-167, 163-167 Rear, and 171) Solar Street

400 West Division Street, LLC (owner)

David Pida (applicant)

Lakefront, T-5[2]

Mr. Jeff Harrop, Staff Planner for the Office of Zoning Administration, presented the proposal to the City Planning Commission.

After 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 unanimously.

2) PR-17-04

Time Extension Request-4<sup>th</sup> Request

Project Site Review-Demolition and New Construction

718, 720 and 728 East Genesee Street, 410 and 412 Furman Avenue (unopened), and

523, 525, 527, and 529 Cedar Street (aka 728 East Genesee Street)

728 EGSU, LLC (owner/applicant)

Business, Class A

Mr. Jeff Harrop, Staff Planner for the Office of Zoning Administration, presented a request from the applicant to reschedule the time extension request to the next, regularly-scheduled meeting of the City Planning Commission in order to be in attendance. The Commission agreed to the request.

#### IX. Authorizations

Mr. George Lynch made a motion to authorize those applications listed for Public Hearings on Monday, August 9, 2021. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

#### X. Adjourn

Mr. George Lynch made a motion to adjourn at 7:02 p.m. Mr. Walter Bowler seconded the motion. The motion passed unanimously.