

MINUTES
CITY PLANNING COMMISSION
MONDAY, AUGUST 30, 2021
6:00 P.M.
CITY HALL COMMON COUNCIL CHAMBERS

I. Summary of cases discussed herein:

SP-21-07	PR-21-11	R-21-41	R-21-02	R-21-09	SP-86-09M1
SP-21-08	SP-21-44	SR-05-05M3	SR-14-09M3	PR-17-04	Z-2786M1

II. Attendance

Members Present

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

Staff Present

Ms. Heather Lamendola
Mr. Jeff Harrop
Ms. Kathryn Ryan

III. Meeting called to order at 6:01 p.m.

IV. Approval of Minutes:

Approval of the minutes of the July 19, 2021, meeting of the City Planning Commission was deferred until the next meeting due to a lack of eligible Commission members able to vote on the minutes.

Mr. Walter Bowler made a motion to accept the minutes of the August 9, 2021, meeting of the City Planning Commission. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

V. Public Hearings

- 1) SP-21-07 (Continuation from 8/9/2021)
Special Permit-Self Storage Facility
861 Van Rensselaer Street
Allied Realty Corp (owner)
Storage Cap Syracuse, LP (applicant)
Lakefront, T-5

Mr. Joseph Pietrafesa at 6248 Steinway Drive, Jamesville, New York, Mr. Edward Moran at 330 East Crown Point Road, spoke to the City Planning Commission about the proposal, which consists of establishing a self-storage facility.

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

After discussion and review, the Commission noted the revisions which eliminated six (6) out of the previously nine (9) requested waivers, and the commitment to develop the property in one phase at one time, a motion to approve with a negative SEQR declaration was made by Mr. Walter Bowler and seconded by Ms. Rebecca Livengood. The motion passed 3-1 with Ms. Christine Capella-Peters voting against.

- 2) PR-21-11 *(Continuation from 8/9/2021)*
Project Site Review
Partial Demolition, New Construction, and Façade Alterations
Expand Number of Dwelling Units from Four to Six
517 Walnut Avenue
Jack Mamiye, Corner of Walnut, LLC (owner/applicant)
Residential, Class B

Mr. David Mosher from Mosher Architects at 1035 Seventh North Street, Liverpool, New York, spoke to the City Planning Commission about the proposal, which consists of interior and exterior alterations in order to expand the number of dwelling units from four to six, which necessitates a parking waiver.

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

After discussion and review, a motion to approve with a negative SEQR declaration was made by Ms. Christine Capella-Peters, noting the Syracuse Landmark Preservation Board's comments, further noting that this treatment and design proposal would not be appropriate for the adjacent Ward Wellington Ward property at 1007 Madison Street, and seconded by Ms. Rebecca Livengood. The motion passed unanimously.

- 3) R-21-41 *(Continuation from 8/9/2021)*
Resubdivision
Combine Two Properties into One New Lot
215, 221 East Glen Avenue
The Greater Syracuse Property Development Corporation (owner/applicant)
Residential, Class A-1

Ms. Heather Lamendola, and as confirmed by Corporation Counsel, stated that this proposal could not move forward due to the Syracuse Board of Zoning Appeals denial of the Use Variance request on August 26, 2021. The case will be closed accordingly.

- 4) R-21-02
Resubdivision
Combine Three Properties into Two New Lots
409, 413, and 419 Pacific Avenue
The Greater Syracuse Property Development Corporation and
Anthony and Germesia Grady (owners/applicants)
Residential, Class A-1

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 three properties into two new Lots.

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. The motion passed unanimously.

5) R-21-09

Resubdivision

Combine Two Properties into One New Lot

1102 and 1106 Ballantyne Road

The Greater Syracuse Property Development Corporation and
Jan F. Natri (owners/applicants)

Residential, Class A-1

Ms. Tysha Martin from the Northeast Hawley Development Association at 101 Gertrude Street and representing the Greater Syracuse Property Development Corporation, spoke to the City Planning Commission about the proposal, which consists of combining two properties into one new Lot.

No one spoke in favor of the proposal. One person 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. Rebecca Livengood seconded the motion with the Commission noting the proposal was consistent with the existing lots in the area relative to shape and size. The motion passed unanimously.

6) SP-86-09M1

Special Permit Modification-Light Duty Motor Vehicle Repair

Establish a Retail Use (Convenience Store)

397 West Kennedy Street

Enas Mohammed Hadi (owner/applicant)

Business, Class A

Mr. Bill Pitcher, architect representing the owner, 300 Highland St., Syracuse, NY spoke to the Commission about the proposal which consists of constructing an addition onto the existing Light Duty Motor Vehicle Repair building to establish a retail convenience store.

No one spoke in favor of the proposal. One person spoke in opposition to the proposal representing a neighborhood organization, and a petition with 11 signatures from nearby property owners was submitted in opposition to the proposal.

After discussion regarding the incompatibility of the two uses, the concerns of the neighborhood relative to the number of vehicles disarranged on site including unlicensed vehicles, the Commission agreed to hold the hearing open to await the Transportation Planner's comments as well as the Board of Zoning Appeals review with respect to the required front yard along Kirk Avenue.

7) SP-21-08

Special Permit-Restaurant
471-489 Westcott Street and 111-17 Harvard Place (aka 117 Harvard Place)
RJ Holdings, LLC (owner)
Shane Kelly (applicant)
Business, Class A

Mr. Dan Mevic, at 206 North Townsend Street, and Shane Kelly at 8308 Parkerhouse Path, Cicero, New York, spoke to the Commission about the proposal which consists of establishing a restaurant within an existing building with multiple retail and restaurant uses.

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

After discussion regarding the complex nature of the property, the Transportation Planner's comments, and the inconsistency of the site conditions relative to past approvals, the Commission agreed to hold the hearing open to afford the applicant an opportunity to review the previously approved plans, speak with the property owner and submit either revised plans or confirmation that those approved will be implemented.

8) R-21-44

Resubdivision
Combine Two Properties into One New Lot
1600-1604 Lodi Street
Uons Corporation (owner/applicant)
Business, Class A

Ms. Edwina Schleider, attorney for the owner, 224 Harrison St., Syracuse, NY, spoke about the proposal which consists of combining two properties into one new Lot.

No one spoke in favor or opposition to the request.

After discussion and review, Ms. Rebecca Livengood made a motion to approve with a negative SEQR declaration, and was seconded by Mr. Walter Bowler. The motion passed unanimously.

9) SR-05-05M3

Site Plan Review Modification-Antenna
Modify an Existing Roof-Top Antenna Array
118-122 West Seneca Turnpike
Valley Vista Houses, Inc. (owner)
Bell Atlantic Mobile Systems, LLC d/b/a Verizon Wireless (applicant)
Residential, Class B

Mr. Nate Vander Wal, attorney representative, 1300 Clinton Sq., Rochester, NY, spoke to the Commission about the proposal which consists of modifying an existing rooftop antennae array by replacing 16 existing antennas.

No one spoke in favor or opposition to the request.

After discussion and review, Ms. Christine Capella-Peters made a motion to approve with a negative SEQR declaration, and was seconded by Ms. Rebecca Livengood. The motion passed unanimously.

10) SR-14-09M3

Site Plan Review Modification
Modify Elevation and Signage
720 Van Rensselaer Street
COR Van Rensselaer Co III, Inc. (owner)
Colby Clark, Meier's Creek Brewing Company (applicant)
Lakefront, T-5

Ms. Ashley Anderson, from MacKnight Architects, 212 North Franklin St., Syracuse, NY spoke to the Commission about the proposal which consists of modifying a previous approval with respect to the elevations and signage.

No one spoke in favor or opposition to the request.

After discussion the Commission asked staff to research proposals that the Commission previously approved with respect to internally illuminated signage in the immediate area of the Lakefront, and therefore agreed to hold the hearing open. The Commission also recommended that the applicant find alternatives to signage which would not necessitate a waiver from the Lakefront Zoning Rules and Regulations.

VI. New Business

1) Z-2786M1

Planned Development District Amendment
Modify Site Plan
510 Kirkpatrick Street
Cathedral Candle Company (owner/applicant)
Planned Development District

Ms. Heather Lamendola, Zoning Administrator, spoke to the Commission about the proposal which consists of modifying the previously approved site plan to accommodate a wider turning radius for truck access to and from the Park Street entrance of the property.

After review, Ms. Christine Capella-Peters made a motion with a negative SEQR declaration to approve the proposal and was seconded by Ms. Rebecca Livengood. The motion passed unanimously.

- 2) SIDA Notice of Intent to Act as Lead Agency: Syracuse Bread Factory Project
Interior and Exterior Renovations and Site Alterations
Establish a Mixed-Use Building with 19 Dwelling Units and
≈27,500 Sq. Ft. of Commercial/Retail Space
200 Maple Street, 111 South Beech Street, and 1419 and 1425 East Washington Street

Heather Lamendola, Zoning Administrator, explained the request from the Syracuse Industrial Development Agency's intent to act as Lead Agency on a proposed project to the Commission.

After discussion, Mr. Walter Bowler made a motion to not object to SIDA being Lead Agency under SEQR for the project, and was seconded by Ms. Christine Capella-Peters. The motion passed unanimously.

VII. Correspondence

- 1) Draft Scope-910 Madison Street Project

Heather Lamendola handed out correspondence to the Board of Zoning Appeals from attorney John Langey, representing LMP Syracuse Property Owner, LLC, which included a Draft Scope for a project at 910 Madison Street prepared by the applicant, LMP Syracuse Property Owner, LLC. It was stated that the correspondence was received by the Office of Zoning Administration after the Commission's agenda was prepared, and therefore was not an official item on their agenda. It was stated that as a potential involved agency in this project under SEQR, and as directed by Counsel, the Commission should review the document and be prepared to discuss it at their next meeting.

VIII. Old Business

- 1) PR-17-04
Time Extension Request-4th 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. Guy Hart Jr., representative for the owner, and Mr. Andrew Schuster, Architect for the project spoke to the City Planning Commission about the request.

After discussion and review, the Commission noted its tolerance and consistency for time extension requests, a motion was made by Ms. Christine Capella-Peters to extend the time frame to August 30, 2022 and seconded by Rebecca Livengood. The motion passed unanimously.

IX. Authorizations

Ms. Rebecca Livengood made a motion to authorize those applications listed, as well as the two continued from this meeting, for Public Hearings on Monday, September 20, 2021. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously.

X. Adjourn

Ms. Christine Capella-Peters made a motion to adjourn at 9:30 p.m., and Mr. Steve Kulick seconded the motion. The motion passed unanimously.