

MINUTES  
CITY PLANNING COMMISSION  
**MONDAY, AUGUST 9, 2021**  
6:00 P.M.  
CITY HALL COMMON COUNCIL CHAMBERS

I. Summary of cases discussed herein:

SP-21-06	SP-21-07	PR-21-11	R-21-21	R-21-41	R-21-42
R-21-43	SP-20-07M3	AS-21-06	PR-17-04	SR-14-09M2	

II. Attendance

Members Present

Mr. Steve Kulick  
Ms. Rebecca Livengood  
Mr. Walter Bowler  
Mr. George Lynch

Staff Present

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

III. Meeting called to order at 6:04 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.

V. Public Hearings

- 1) SP-21-06  
Special Permit-Restaurant  
714 Catherine Street (aka 1315 Lodi Street)  
Basim Alnuashash (owner/applicant)  
Business, Class A

Ms. Sheila Weed from Group 1 Design at 317 South Collingwood Avenue spoke to the City Planning Commission about the proposal, which consists of establishing a restaurant within a convenience store on property situated at 714 Catherine Street.

One person 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 five waivers from the City of Syracuse Zoning Rules and Regulations, as amended, with respect to the off-street parking, landscape treatment area, and the arterial setback, lot width, and lot size regulations and a

partial waiver with respect to the sign regulations. Ms. Rebecca Livengood seconded the motion. The motion passed with a vote of three to one.

- 2) SP-21-07  
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, and Mr. Mike Ritchie from Costich Engineering at 217 Lake Avenue, Rochester, New York, spoke to the City Planning Commission about the proposal, which consists of establishing a self-storage facility on property situated at 861 Van Rensselaer Street.

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

After further discussion and review, the Commission agreed to continue the Public Hearing at the next regularly-scheduled meeting in order to afford the applicant an opportunity to revise the proposal so as to be more in keeping with the Lakefront Rules and Regulations.

- 3) PR-21-11  
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

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 on property situated at 517 Walnut Avenue.

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

After further discussion and review, the Commission agreed to continue the Public Hearing in order to give the proposal further consideration.

- 4) R-21-21  
Resubdivision  
Combine Two Properties into One New Lot  
121 and 123 Stinard Avenue

Gabriel and Cynthia Freeman (owners/applicants)  
Residential, Class AA

Mr. Gabriel Freeman at 123 Stinard Avenue spoke to the City Planning Commission about the proposal, which consists of combining two properties situated at 121 and 123 Stinard Avenue 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. Mr. George Lynch seconded the motion. The motion passed unanimously.

- 5) R-21-41  
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. 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 two properties situated at 215 and 221 East Glen Avenue into one new Lot.

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

After further discussion and review, the Commission agreed to continue the Public Hearing pending review of a companion Variance application from the Board of Zoning Appeals.

- 6) R-21-42  
Resubdivision  
Combine Two Properties into One New Lot  
914-922 East Genesee Street and 410-418 South Crouse Avenue  
Syracuse University (owner/applicant)  
Business, Class A

Ms. Jennifer Champ Bybee from the Syracuse University Campus Planning, Design and Construction at 1320 Jamesville Avenue spoke to the City Planning Commission about the proposal, which consists of combining two properties situated at 914-922 East Genesee Street and 410-418 South Crouse 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. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 7) R-21-43  
Resubdivision  
Combine Two Properties into One New Lot  
324 and 326 Rugby Road  
James and Heather DiBlasi (owners/applicants)  
Residential, Class A-1

Ms. Heather DeBlasi at 324 Rugby Road spoke to the City Planning Commission about the proposal, which consists of combining two properties situated at 324 and 326 Rugby Road 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. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

## VI. Minor Modifications

- 1) SP-20-07M3  
Special Permit Modification-Car Wash  
Modify Site Plan  
2027 Park Street  
2027 Park Street, LLC (owner/applicant)  
Industrial, Class A

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, and Mr. Ben Harrold from CHA Consulting at 300 South State Street, 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. George Lynch seconded the motion. The motion passed unanimously.

## VII. 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

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, and Mr. Rick Steele from Park Outdoor Advertising at 5600 Buck Point Road, Auburn, New York, spoke to the City Planning Commission about the proposal.

After discussion and review, Mr. Steve Kulick made a motion to deny the request without prejudice citing this portion of North Geddes Street acting as a gateway to the Lakefront District, the character of the neighborhood, the presence of intact residential dwelling units, and comments from the Onondaga County Planning Board. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously with a vote of three to zero. Mr. George Lynch abstained due to his absence during the Public Hearing.

VIII. New 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

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, Mr. Ross Levine, owner and developer at 1 Saddle Lane, Roslyn Heights, New York, and Mr. Guy Hart, Jr., spoke to the City Planning Commission about the proposal.

After discussion and review, the Commission agreed to defer acting on the request in order to give the request further consideration.

2) SR-14-09M2

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

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.

IX. Authorizations

Mr. George Lynch made a motion to authorize those applications listed, as well as the three continued from this meeting, for Public Hearings on Monday, August 30, 2021. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

X. Adjourn

Ms. Rebecca Livengood made a motion to adjourn at 8:21 p.m. Mr. George Lynch seconded the motion. The motion passed unanimously.

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