

MINUTES
CITY PLANNING COMMISSION
Monday, Sept 20, 2021
6:00 P.M.
CITY HALL COMMON COUNCIL CHAMBERS

I. Summary of cases discussed herein:

SP-21-08	R-21-45	SP-21-09	SP-89-25M1	SR-16-10M1	SR-21-04
SR-21-05	SR-14-09M3	SR-21-06	3S-21-07	3S-21-08	

II. Attendance

Members Present

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

Staff Present

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

III. Meeting called to order at 6:05 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. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously with a vote of 3-0-2. Ms. Rebecca Livengood and Mr. George Lynch abstained as they were not present at that meeting.

Mr. Walter Bowler made a motion to accept the minutes of the August 30, 2021, meeting of the City Planning Commission. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously with a vote of 4-0-1. Mr. George Lynch abstained as he was not present at that meeting.

V. Public Hearings

- 1) SP-21-08 (Continuation from 8/30/2021: CCP, SK, WB, RL)
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, attorney for the applicant, at 206 North Townsend Street, 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 further discussion and review, Ms. Christine Capella-Peters made a motion to approve the request with a negative SEQRA declaration and the condition that the applicant comply with the requirements of the City Transportation Planner. Mr. George Lynch seconded the motion. The motion passed unanimously.

2) R-21-45

Resubdivision

Combine Four Properties into Two New Lots

906 and 918 James Street and 311 and 317 Green Street

Clinton Square Realty, LLC and Triana Acquisitions, LLC (owners/applicants)

Office, Class A

Neither the applicant, property owner, or designated representative appeared at the Public Hearing to present the proposal to the City Planning Commission, which consists of combining four properties into two new Lots.

The City Planning Commission agreed to keep the Public Hearing open to be continued at the next regularly-scheduled meeting on October 12, 2021 pending the applicant's desire to move forward with the proposal.

3) SP-21-09

Special Permit-Care Home

906 and 918 James Street and 317 Green Street

Clinton Square Realty, LLC (owner/applicant)

Office, Class A

Neither the applicant, property owner, or designated representative appeared at the Public Hearing to present the proposal to the City Planning Commission, which consists of combining two Special Permits for a Care Home into one Special Permit for a Care Home to facilitate interior renovations and site work for the Bishop Rehabilitation Center on property situated at 906 and 918 James Street and 317 Green Street.

The City Planning Commission agreed to keep the Public Hearing open to be continued at the next regularly-scheduled meeting on October 12, 2021 pending the applicant's desire to move forward with the proposal.

4) SP-89-25M1

Special Permit Modification-Car Wash

Expand Special Permit Use to Include Light-Duty Motor Vehicle Repair

634 South Geddes Street

Mitchell Sakran (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 expanding a Special Permit for a Car Wash to include Light-Duty Motor Vehicle Repair on property situated at 634 South Geddes 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 and with the condition that the applicant provide landscape screening as recommended by the Onondaga County Planning Board. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 5) SR-16-10M1
Site Plan Review-Antenna (Verizon)
Modify an Existing Roof-Top Antenna Array
1320 Salt Springs Road
Lemoyne College (owner)
Kris Boyce, Pyramid Network Services, LLC (applicant)
Residential, Class B

Mr. Nate Vanderwal from Nixon Peabody at 1300 Clinton Square, Rochester, New York, and Mr. Kris Boyce from Pyramid Network Services at 1275 John Street, West Henrietta, New York, spoke to the City Planning Commission about the proposal, which consists of modifying an existing (Verizon) roof-top antenna array on property situated at 1320 Salt Springs Road.

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 with a vote of 4-0-1. Mr. Steven Kulick abstained.

- 6) SR-21-04
Site Plan Review-Antenna (Dish Network)
Install a Three-Sector, Roof-Top Antenna Array
118-122 West Seneca Turnpike
Valley Vista Houses, Inc. (owner)
Dish Wireless, LLC (applicant)
Residential, Class B

Ms. Melanie Dorn from Tilson Technology Management at 16 Middle Street, Portland, Maine, spoke to the City Planning Commission about the proposal, which consists of installing a (Dish Network) roof-top antenna array on property situated at 118-122 West Seneca Turnpike.

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.

- 7) SR-21-05
Site Plan Review-Antenna (Dish Network)
Install a Three-Sector, Roof-Top Antenna Array
947 Pond Street
Syracuse Housing Authority (owner)
Dish Wireless, LLC (applicant)
Residential, Class B-1

Ms. Melanie Dorn from Tilson Technology Management at 16 Middle Street, Portland, Maine, spoke to the City Planning Commission about the proposal, which consists of installing a (Dish Network) roof-top antenna array on property situated at 947 Pond Street.

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.

VI. Old Business

- 1) SR-14-09M3 (Hearing Closed from 8/30/21 CCP, SK, WB, RL)
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. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the City Planning Commission about the proposal, which received a Public Hearing on August 30, 2021.

After discussion and review regarding illumination, Mr. Walter Bowler made a motion to approve the request with a negative SEQRA declaration and the condition the internal illumination of the two proposed signs only be limited to the lettering and not the background of the sign nor its cabinet. Ms. Rebecca Livengood seconded the motion. The motion passed with a vote of 4-0-1. Mr. George Lynch abstained as he was not present at the public hearing.

VII. New Business

- 1) SR-21-06
Site Plan Review-Antenna (Dish Wireless)
Install a Roof-Top Antenna Array
801-833 University Avenue
Syracuse University (owner)
Dish Wireless, LLC (applicant)
Planned Institutional District

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the City Planning Commission about the proposal.

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) 3S-21-07
Three-Mile Limit Subdivision Review-Town of DeWitt
Oliver Home Subdivision
Realign Two Properties into Two New Lots
6769 Old Collamer Road and 05 Collamer Circle
James Oliver and Rick Albright (owners/applicants)

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

- 3) 3S-21-08
Three-Mile Limit Subdivision Review-Town of DeWitt
Beryl R. Digney Subdivision
Divide One Property into Two New Lots
7110 Woodchuck Hill Road
Joshua Heinz Trust (owner)
Chistian Danaher (applicant)

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the City Planning Commission about the proposal.

After 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.

VIII. Discussion

1) LeMoyne College Plaza Proposal

Non-Conforming Uses/Change of Occupancy

Replace Two Restaurants with an Educational/College/Entrepreneur Center

1135 Salt Springs Road

LeMoyne College (owner/applicant)

Residential, Class A-1

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, presented the proposal to the City Planning Commission for discussion to determine if the proposal meets the intent of Part C, Section II, Article 2(3)(b) of the City of Syracuse Zoning Rules and Regulations, as amended, and that a Change of Occupancy is appropriate.

After discussion and review, the City Planning Commission determined that a Change of Occupancy is appropriate and Ms. Christine Capella-Peters made a motion to authorize the request for a Public Hearing on October 12, 2021. Mr. George Lynch seconded the motion. The motion passed with a vote of 4-0-1. Mr. Steve Kulick abstained.

2) SEQR Draft Scope 910 Madison Street Project

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, stated that the Board of Zoning Appeals is seeking comments on the SEQR Draft Scope of the project at 910 Madison Street.

After discussion, the City Planning Commission stated their comments and concerns regarding the SEQR Draft Scope. A motion was made by Steve Kulick and seconded by Rebecca Livengood. The motion passed unanimously.

- IX. Ms. Rebecca Livengood made a motion to authorize those cases listed in addition to three cases from this meeting for the October 12, 2021, meeting. Mr. George Lynch seconded the motion. The motion carried unanimously.
- X. Ms. Christine Capella-Peters made a motion to adjourn at 8:02 p.m. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.