

MINUTES  
CITY PLANNING COMMISSION  
**Monday, January 11, 2021**  
6:00 P.M.  
Via WebEx

I. Summary of cases discussed herein:

SR-12-09M1	R-20-72	SP-03-28M3	SP-20-07M2
SP-09-02M2	SP-18-14M2	3S-16-19M1	SR-18-06M1

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 6:00 p.m.

IV. Approval of Minutes

Ms. Christine Capella-Peters made a motion to accept the minutes of the December 14, 2020, meeting of the City Planning Commission. Mr. Steven Kulick seconded the motion. The motion passed unanimously.

V. Public Hearings

1) SR-12-09M1

Site Plan Review-Antenna  
Modify an Existing Roof-Top Antenna Array  
960 Salt Springs Road  
Elmcrest Children's Center (owner)  
Chris McDonough for T-Mobile (applicant)  
Residential, Class A-1

Mr. Chris McDonough for T-Mobile Northeast, LLC, at 103 Monarch Drive, Liverpool, New York, spoke to the City Planning Commission about the proposal, which consists of upgrading an existing, three-panel, roof-top antenna array from three to nine panel antennas with accessory equipment on property situated at 960 Salt Springs Road.

No one spoke in favor of or in opposition to the proposal. One letter in opposition to the proposal was received.

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.

- 2) R-20-72  
Resubdivision  
Combine Five Properties into Two New Lots  
113, 115, 115 ½, 119, and 121 Fountain Street  
Enos Eli, Warren Bailey, and  
The Greater Syracuse Property Development Corporation (owners/applicants)  
Residential, Class B

Ms. Andrea Wandersee from the Northeast Hawley Development Association at 101 Gertrude Street spoke to the City Planning Commission about the proposal, which consists of combining five properties situated at 113, 115, 115 ½, 119, and 121 Fountain Street into two new Lots.

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

After further discussion and review, during which the Commission noted an existing chain link fence encroaching into the City right-of-way, Ms. Christine Capella-Peters made a motion to approve the request with a negative SEQRA declaration, and with a condition that the property owners either remove the existing chain link fence from the City right-of-way or obtain permission from the Common Council to encroach into the City right-of-way with the fencing. Mr. Walter Bowler seconded the motion. The motion passed with a vote of 4-0.

## VI. Minor Modifications

- 1) SP-03-28M3  
Special Permit Modification-Restaurant  
Establish a Personal Service Use (Beauty Salon)  
239-245 West Fayette Street  
Seneca Armory Assoc, LLC (owner/applicant)  
Central Business District-General Service A

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the City Planning Commission about the proposal, which consists of establishing a personal service use (beauty salon) on property situated at 239-245 West Fayette Street.

After discussion and review, Ms. Christine Capella-Peters made a motion to approve the request with a negative SEQRA declaration. Ms. Rebecca Livengood seconded the motion. The motion passed with a vote of 4-0.

- 2) SP-20-07 M2  
Special Permit Modification-Car Wash  
Modify Site Plan, Floor Plan, Elevations, and Signage  
2027 Park Street  
2027 Park Street, LLC (owner/applicant)  
Industrial, Class A

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the City Planning Commission about the proposal, which consists of modifying the site plan, floor plan, elevations, and signage for an automatic car wash on property situated at 2027 Park Street.

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 with a vote of 4-0.

## VII. Modification Considerations

- 1) SP-09-02M2  
Special Permit Modification-Restaurant  
Modify Floor Plan and Signage  
212-214 Walton Street  
Armory Boys IV, LLC (owner)  
Fahed Saada (applicant)  
Central Business District-General Service A

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the City Planning Commission about the proposal, which consists of modifying the signage for a restaurant to recognize a new tenant on property situated at 212-214 Walton Street.

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) SP-18-14M2  
Special Permit Modification-Restaurant  
Modify Floor Plan and Signage  
727 South Crouse Avenue  
Syracuse 727, LLC (owner)  
RSVT Syracuse LLC/dba Five Guys Burgers and Fries  
Business, Class A

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the City Planning Commission about the proposal, which consists of modifying the floor plan and signage for a restaurant in order to recognize a new tenant on property situated at 727 South Crouse Avenue.

After discussion and review, Mr. Walter Bowler made a motion to approve the request with a negative SEQRA declaration and the condition that the property owner maintain 231 leased, off-street parking spaces as originally approved as part of a Project Site Review (PR-16-50) and revalidated as approved by a Special Permit for a Restaurant (SP-20-09M1). Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously.

VIII. New Business

1) 3S-16-19M1

Three-Mile Limit Subdivision Review-Town of Clay  
Final Plan Inverness Gardens Commercial Phase II Amended  
Divide One Property into Two New Lots  
4938 Wintersweet Drive  
Woodside Commercial, LLC (owner/applicant)

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the City Planning Commission about the proposal, which consists of dividing one property situated at 4938 Wintersweet Drive in the Town of Clay into two new Lots.

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

2) SR-18-06M1

Site Plan Review Modification-Site and Façade Alterations  
Modify Floor Plans and Elevation  
1014 North Geddes Street  
Salt City Enterprises, LLC (owner/applicant)  
Lakefront, T-5

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the City Planning Commission about the proposal, which consists of modifying the floor plans and elevation to accommodate an office-use tenant on property situated at 1014 North Geddes Street.

After discussion and review, during which the Commission noted that existing site conditions conflict with the previously approved site plan, Ms. Christine Capella-Peters made a motion to approve the request with a negative SEQRA declaration and the condition that the applicant correct site conditions to comply with the previously approved site plan, noting that the approval does not include any site alterations. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

IX. Authorizations

Ms. Rebecca Livengood made a motion to authorize those applications listed, for Public Hearings on Monday, February 1, 2021. Mr. George Lynch seconded the motion. The motion passed unanimously.

X. Adjourn

Ms. Rebecca Livengood made a motion to adjourn at 7:10 p.m. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously.