

Minutes of the Meeting of the
City of Syracuse Planning Commission
City Hall, Syracuse, New York
12/02/2024

Summary of cases discussed:

SP-24-23	SP-24-15	R-24-67	MaSPR-24-36
SP-24-24 (Postponed)	MaSPR-24-28	SP-24-26	MaSPR-24-38
SP-24-22	R-24-63	R-24-62	

Attendance

Commission Members Present

Mr. Steven Kulick, Chairman	Yes
Mr. Barry Lentz	Yes
Mr. Walter Bowler	Yes
Ms. Kathy Murphy	Yes

Staff Present

Mr. Jake Dishaw	No
Ms. Meira Hertzberg	Yes
Mr. Cristian Toellner	No
Mr. Nate Pan	No
Mr. Zhitong Wu	Yes
Ms. Amber Dillon	No

I. Meeting called to order at 6:00 p.m.

II. Approval of Minutes

A motion was made by Commr. Lentz to approve the minutes of the meeting on November 12th, 2024, with one correction. The correction pertained to SP-24-23. Commr. Lentz pointed out that the proposed parking lot would only serve tenants of the applicant's properties, not the residents and students in the surrounding neighborhoods. Commr. Bowler moved to approve with the correction stated for the record. The motion passed unanimously.

III. Public Hearings

A. Old Business

1. SP-24-23

Special Use Permit
123 Ashworth Pl.
AP Land Holdings LLC (Owner)
Terry Horst (Applicant)
MX-4 Zone District

This item was previously on the November 12th agenda, and it is to clarify the vote on this application. The CPC previously voted to deny the application, but it is a recommendation of denial to Common Council. Commr. Bowler amended his motion to make a recommendation to Common Council to deny the motion with the reasoning the area is served by other parking lots. This would be transitional parking in the area, since this lot would not serve the adjacent neighbors. Commr.

Lentz seconded the motion. The motion to recommend denial to the Common Council was passed unanimously.

2. SP-24-24 (Postponed)

Special Use Permit
1001-09 Butternut St.
Sami Syracuse, LLC (Owner)
Frank D. Tallarino (Applicant)
MX-2 Zone District

This application has been postponed until further notice.

3. SP-24-22

Special Use Permit
308 Gifford St. & Wyoming St.
Mahmoud Naji Mousa (Owner/Applicant)
MX-3 Zone District

The applicant introduced this project which was previously held due to plumbing issues, a property inspection needed by the county and code enforcement, and unfinished site work. They stated the plumbing was resolved, has been inspected by the county.

Plans Examiner Zhitong Wu clarified the site work aspect that the applicant needs to address will be completed when the season for planting is appropriate. The plumbing inspection work has been completed and approved by the county. The liquor license has been extended for the applicant until May of 2025.

Councilor Patrona Jones wrote a letter in opposition to the project. Plans Examiner Wu explained that the liquor store meets all the local and state location requirements.

Plans Examiner Wu assisted the Commission in its SEQR review and determination of the proposed Type II action. Commr. Lentz moved to declare a negative SEQR declaration for the proposed resubdivision. Commr. Bowler seconded the motion. The motion passed unanimously.

Commr. Lentz moved to recommend approval of the special use permit to the Common Council with conditions. Commr. Murphy seconded the motion. The motion passed unanimously.

Brighton Mews Mini-Storage

4. SP-24-15

Special Use Permit

5. MaSPR-24-28

Major Site Plan Review
1001 E Brighton Avenue Joe Hucko, Brighton Mews, LLC (Owner)
Michael Charles, Benchmark Development (Applicant)
CM Zone District

This application has been postponed until further notice due to an agreement having yet to be reached by the applicant and an adjacent property owner. The CPC will hold the application until an agreement has been documented and both parties agree on the finalized plans for the project. Since this application involves a special use permit and Common Council recommendation, the CPC believes it is in their best interest to hold the application until proof of all involved parties have approved the application and proposed plans, so the project does not get referred back to the CPC after recommendation for approval.

B. New Business

6. R-24-63

Resubdivision

227 Elliot St. and 231 Elliott St. & Bradley St.

Greater Syracuse Property Development Corporation (Owner of 231 Elliott St. & Bradley St./Applicant)

Zuriel Hernandez (Owner of 227 Elliott St./Applicant)

R5 Zone District

The applicant from NEHDA introduced the project. They propose to combine two lots into one. The combined lot will allow the owner of 227 Elliott Street to obtain more yard space and beautify the corner lot, which is currently vacant, and add fencing. The owner of 227 Elliott also spoke, explaining that they would add fencing around the newly resubdivided property.

Commr. Lentz asked if that applicant wants to use the portion of the corner lot that is curb cut for parking. The applicant commented that they wanted to have a fence that would open to allow her to park on the property.

Commr. Lentz also asked about the comments from the City Engineer regarding soil disturbance. Staff replied that since the newly resubdivided lot will be over 10,000 SF, if there is any future development that includes soil disturbance, a SWPPP will be necessary.

No members of the public spoke in favor of or opposition of the application. Commr. Kulick closed public comment.

Asst. Corporation Counsel Hertzberg assisted the Commission in its SEQR review and determination of the proposed Type II action. Commr. Lentz moved to declare a negative SEQR declaration for the proposed resubdivision. Commr. Bowler seconded the motion. The motion passed unanimously.

Commr. Lentz moved to approve the resubdivision application. Commr. Bowler seconded the motion. The motion passed unanimously.

7. R-24-67

Lot Line Adjustment

180 Intrepid Ln. and 182 Intrepid Ln.

Hagan Real Estate Assoc LLC (Owner of 180 Intrepid Ln./Applicant)

James Hagan Real Estate Co. LLC (Owner of 182 Intrepid Ln./Applicant)
CM Zone District

This application will be held until the next CPC meeting due to the defective legal notice.

8. SP-24-26

Special Use Permit
2800 James St. & Collingwood Ave.
Stephen Skinner (Owner)
Sheila Weed (Applicant)
MX-2 Zone District

The applicant introduced the project to propose a new restaurant on the property in a currently vacant tenant space. There will be a bar and tabling added. They corrected the hours on the staff report, which will be 4 pm-10 pm Thursday through Saturday, and 11 am- 4pm on Sunday. They obtained additional approval from the state for a liquor license. No exterior renovations.

The applicant spoke in favor of the application as a member of the Eastwood neighborhood association, commenting it would bring positive change to the neighborhood. One member of the public wrote a letter in opposition regarding a lack of parking in the area.

Asst. Corporation Counsel Hertzberg assisted the Commission in its SEQR review and determination of the proposed Type II action. Commr. Lentz moved to declare a negative SEQR declaration for the proposed resubdivision. Commr. Bowler seconded the motion. The motion passed unanimously.

Commr. Lentz moved to recommend approval of the special use permit to the Common Council with conditions. Commr. Bowler seconded the motion. The motion passed unanimously.

Wellington Ward @1920

9. R-24-62

Resubdivision
301 Wolf St. & Park St., 1920 Park St., and 311-21 Wolf St.
Jamin Brown, Wellington Ward LLC (Owner of 301 Wolf St. & Park St., 1920 Park St./Applicant)
300 Wolf St LLC (Owner of 311-21 Wolf St.)
MX-3 Zone District

10. MaSPR-24-36

Major Site Plan Review
1920 Park St.
Wellington Ward LLC (Owner)
Scott Freeman (Applicant)
MX-3 Zone District

The applicant and architect for the project introduced the application to develop a 59-unit apartment building four stories in size with additional ground floor commercial space. There will be new structures added to the site with the need for and construction. The subdivision will combine three lots into one to allow the proposed development.

Commr. Lentz asked what type of treatment will be done to the façade of the two buildings. The applicant replied that since this is a historic tax credit project, they are restoring the façade to its historic former design.

Commr. Murphy asked about the connection between the two buildings and what changes will be made to it. The applicant replied that they will remove the asbestos and maintain the windows. They will restore that to historic conditions as well. Commr. Murphy also asked if the elevator shaft will be a solid unit, and if the entrance to the parking area will be kept on the connector. The applicant replied that the entrance from Park Street is the main entrance. There will be two commercial areas on the property with separate entrances for the proposed commercial tenant spaces. Commr. Murphy asked the applicants if the building on Wolf Street which will be partially subdivided outside of the project area has the same owner. The applicant replied that the owners are in the process of purchasing that building from the current owner.

Commr. Kulick asked how many parking spaces the project is offering. The applicant replied there will be 40 spaces with an additional 17 in the basement.

No one spoke in favor or opposition of the application. Commr. Kulick closed public comment.

Plans Examiner Zhitong Wu walked staff through part II of the EAF. The CPC as the lead agency of the coordinated review under SEQR has thoroughly reviewed all relevant materials and analyzed all aspects of the action. By assenting to all the items outlined in part II SEQR review the CPC has completed this part of the review. Plans Examiner Zhitong Wu then walked the CPC through part III of the EAF. This project will not result in any significant adverse impacts on the environment and therefore an EIS does not need to be prepared, by filling out part III a negative declaration is issued. CPC is in agreement with all of the listed mitigations regarding this proposed development received from the applicant and from staff.

Commr. Lentz moved to approve the major site plan application with conditions. Commr. Bowler seconded the motion. The motion to approve the major site plan application was approved.

Commr. Bowler moved to approve the resubdivision application. Commr. Lentz seconded the motion. The motion to approve the resubdivision application was approved.

Syracuse Development Center Master Plan

11. MaSPR-24-38

Major Site Plan Review
800 Wilbur Ave. S Rear and 802 Wilbur Ave. S
City of Syracuse (Owner)
800 South Wilbur Ave, Syracuse, LLC (Applicant)
MX-4 Zone District

The applicant introduced the project. They are proposing a master plan for a large residential development with a number of different types of residential land uses. It is currently a former

hospital which is being demolished. This is four phase development, phase one is currently in the design phase.

Commr. Kulick asked about the current water flow on the site and how it affects the design. The applicant replied that the water flow on site has been worked out through their infrastructure plan, and explained how the discharge systems are being developed. The infrastructure plans are being coordinated with C&S and TDK.

Commr. Lentz asked if they were aware of the Zero Vision project. The applicant replied that some of the team members would be interested in coordinating the streetscape design with this project.

Plans Examiner Zhitong Wu walked staff through part II of the EAF. The CPC as the lead agency of the coordinated review under SEQR has thoroughly reviewed all relevant materials and analyzed all aspects of the action. By assenting to all the items outlined in part II SEQR review the CPC has completed this part of the review. Plans Examiner Zhitong Wu then walked the CPC through part III of the EAF. This project will not result in any significant adverse impacts on the environment and therefore an EIS does not need to be prepared, by filling out part III a negative declaration is issued. Regarding traffic mitigation impacts (Q13) Commr. Lentz asked if there could be a condition added to change bus routes and the scheduling of public transportation to accommodate the increase in residents that will move to this area of Syracuse. Staff affirmed that this can be an additional condition for the approval of the project. CPC is in agreement with all of the listed mitigations regarding this proposed development received from the applicant and from staff.

IV: Adjourn

A motion to adjourn was made by Commr. Bowler and seconded by Commr. Lentz. The motion to adjourn was carried unanimously. The meeting was called to adjourn at 8:30 pm.