

Minutes of the Meeting of the
City of Syracuse Planning Commission
City Hall, Syracuse, New York
09/30/2024

Summary of cases discussed:

SP-24-17	R-24-43M1	SP-24-21 (Postponed)
PS-24-01	R-24-51	Chairperson and Vice-Chairperson Election
Z-2870	R-24-52	

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	Yes
Mr. Nate Pan	Yes
Mr. Zhitong Wu	Yes
Ms. Amber Dillon	Yes

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

II. Approval of Minutes

A motion to approve the September 9th, 2024, meeting minutes was made by Commr. Bowler, and seconded by Commr. Lentz. The motion passed unanimously.

III. Public Hearings

A. Old Business

1. SP-24-17

Special Use Permit
3429 James St. & Walter Dr.
Liberty Resources, Inc (Owner)
Jared McCormick (Applicant)
MX-2 Zone District

The applicant Terry Horst introduced the project. They were previously on the agenda on September 9th, but due to needing OCPB referral for their project, they have returned before the Commission. They have added landscape buffering since the previous CPC meeting.

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. Commr. Murphy seconded the motion. The motion passed unanimously.

Commr. Bowler moved to approve the special use permit with a positive recommendation for action by the Common Council with noted conditions, noting for the record the OCPB comments regarding the submittal of a SWPPP does not apply due to the square footage of the parcel involved. Commr. Lentz seconded motion. The motion passed unanimously.

2. Syracuse University Residence Hall Z-2870

Project Plan Review

776 Ostrom Ave. Syracuse University (Owner)

Jennifer C. Bybee, Assistant Director of Campus Planning (Applicant)

PID Zone District

The applicant, Jennifer Bybee introduced the project. Syracuse University wishes to build a new residence hall on Ostrom Avenue. This proposal has been modified to exclude the 727 Comstock Ave. parcel, changing the number of beds from 703 to 570, reducing the square footage by 15%, and reducing the number of stories on certain wings of the building. They wish to move more students off of south campus onto the main campus. They have been in communication with groups associated with the Thorden Rose Garden, which is partially abutting the proposed residence hall site. Since the previous meeting SU has submitted the traffic study and more elevation plans to City Staff.

One member of the public spoke in opposition to the application. He believes the City should be asking more questions and asking for additional information regarding the lasting impacts the project will have. Points brought up include pedestrian safety, increased traffic levels, sustainability, and why this project needs to be at this specific location.

Ms. Bybee commented on the comments in opposition. She explained SU's recent studies regarding the site and their recent efforts to address pedestrian safety, such as adding crosswalks. The size of the project is consistent with the surrounding student dorm sties. The PID is zoned for student housing. They have addressed the issues regarding sustainability via comments from a letter from the public regarding their substantiality measures, such as partial use of geothermal for heating.

Commr. Lentz asked how SU will address pedestrian safety during rush hours with the additional foot traffic from the dorm. Ms. Bybee replied they are going by expert analysis from the traffic study results. They are unsure at this point in the process how they could mitigate potential impacts further.

Commr. Kulick closed public comment.

Asst. Corporation Counsel Hertzberg explained that this project is a Type I SEQR action, so Zoning Director Cristian Toellner 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 the part II SEQR review the CPC has completed this part of the review. Zoning Director Cristian Toellner 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. Commr. Lentz moved to establish CPC as the lead agency and found a negative SEQR declaration. Commr. Murphy seconded the motion. The motion passed unanimously.

Commr. Murphy moved to approve the project plan review with the general condition listed by City Staff, also acknowledging the applicant's response to staff comments regarding the project. Commr. Bowler seconded the motion. Commr. Lentz commented the appreciation to the applicant for the extensive feedback regarding staff comments and SEQR. The motion to conditionally approve the project plan review passed unanimously.

R-24-43M1

Resubdivision

776 Ostrom Ave. Syracuse University (Owner)

Jennifer C. Bybee, Assistant Director of Campus Planning (Applicant)

PID Zone District

The applicant Jennifer Bybee introduced the resubdivision and explained that 13 parcels are being combined into one parcel for one whole development site for the residence hall.

Commr. Bowler moved to approve the resubdivision application including staff recommended conditions if approved. Commr. Lentz seconded the motion. The motion passed unanimously.

B. New Business

3. R-24-51

Resubdivision

403 Landon Ave., 401-1 1/2 Landon Ave., 148 Beard Ave. W & Landon Ave. and 144 Beard Ave. W

Katelyn Wright, Greater Syracuse Property Development Corporation (Owner of 403 Landon Ave./Applicant)

Jeannine Dix-Clark, JEALS LLC (Owner of 401-1 1/2 Landon Ave.)

Anthony Taylor (Owner of 148 Beard Ave. W & Landon Ave.)

Danielle Taylor (Owner of 144 Beard Ave. W)

R3 Zone District

Terri Luckett represented the owner/applicant and introduced the project. They explained the owners wished to split 403 Landon Ave. between three existing parcels and add a driveway to one of the parcels. The resubdivision will make the new lots are comparable sizes.

Commr. Lentz asked if 403 Landon Ave. is currently vacant and if the garage is on 148 W Beard Ave. will give the garage driveway access. Ms. Luckett explained the driveway will be given to the two-unit house on 401-401 1/2 Landon Ave.

No member of the public spoke in support 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. Commr. Bowler seconded the motion. The motion passed unanimously.

Commr. Lentz moved to approve the resubdivision application with no additional conditions. Commr. Murphy seconded the motion. The motion passed unanimously.

4. R-24-52

Resubdivision

128 Bellevue Ave & Lincoln Ave., 124 Bellevue Ave., 120 Bellevue Ave., 116-18 Bellevue Ave., 249 Lincoln Ave., 112-14 Bellevue Ave., 112-14 Bellevue Ave. Rear, 476-78 Midland Ave., 480-82 Midland Ave., 484-86 Midland Ave., 488-90 Midland Ave., 492-94 Midland Ave. & Bellevue Ave.

Walter Dixie, Jubilee Homes of Syracuse Inc. (Owner/Applicant)

R5 Zone District

Twiggy Billue was representing Jubilee Homes and introduced the project. They wish to combine 12 parcels into one lot for their Urban Delights Community Learning Farm. They explained future renovations they wish to have on their farm and their current projects which they are completing with neighborhood schools and community members.

Commr. Kulick asked if there will be electricity and heat added to the site. Ms. Billue added there will be electricity and heat added to the indoor greenhouse.

Commr. Lentz asked if the applicant knew of the conditions added by staff if approved and they said they are aware of the conditions.

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. Commr. Bowler seconded the motion. The motion passed unanimously.

Commr. Lentz moved to approve the resubdivision with conditions. Commr. Bowler seconded the motion. The motion to conditionally approve the resubdivision passed unanimously.

5. SP-24-21 (Postponed)

Special Use Permit

311-13 Crouse Ave. N

Tempo CNY LLC (Owner)

Chasity Rolon (Applicant)

MX-2 Zone District

This application was postponed until a later date.

C. Other Business

6. PS-24-01

Designation of Protected Site

727 Comstock Ave. Syracuse University (Owner)

Syracuse Landmark Preservation Board (Applicant)

PID Zone District

The Landmark Preservation Board voted to revise the original resolution recommending the designation of 727 Comstock Ave. The revision removes the demolition aspect which was the original catalyst for the designation. None of criteria for designation have changed

There was one letter of opposition for this designation given to the CPC.

Commr. Lentz asked about the letter of opposition regarding the designation and what the authority of the LPB for this designation. The authority is based on the fact that the LPB is a group of persons or an association that is entitled to apply for designation. This is the opinion of the City's Legal Corporate Counsel.

Commr. Lentz moved to recommend approval for designation of 727 Comstock Ave to Common Council. Commr. Murphy seconded the motion. The motion was passed unanimously.

7. Chairperson and Vice-Chairperson Election

The CPC voted to elect a chairperson for the balance of the calendar year. Commr. Murphy moved to elected Steven Kulick as chairperson. Commr. Bowler seconded the motion. The motion passed unanimously.

Commr. Murphy moved to hold vice chair nomination

IV: Adjourn

A motion to adjourn was made by Commr. Bowler and seconded by Commr. Murphy. The motion carried unanimously. The meeting was called to adjourn at 7:45 pm.