

Minutes of the Regular Meeting of the
City of Syracuse Planning Commission
City Hall, Syracuse, New York
August 6, 2018

I. Summary of cases discussed herein:

SR-03-07M2	SP-17-22M1	SP-18-17	R-18-34	R-18-35	R-18-37
3S-18-20	3S-18-21	SP-17-11M3	SP-18-18	R-18-05	

II. Attendance

Members Present

Mr. Steven Kulick
Ms. Rebecca Livengood
Mr. Walter Bowler

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

Due to a lack of a quorum of those members of the City Planning Commission in attendance of the July 16, 2018 meeting, the Commission agreed to defer voting on the minutes of said meeting until such time all those in attendance on July 16, 2018, are present to vote on the minutes of that meeting.

V. Public Hearings

- 1) SR-03-07M2 (Continuation from 4/23 and 5/14/2018 SK, RL, CCP, WB)
Site Plan Review-Antenna
Install New Antenna and Relocate Existing Antennas
1654 West Onondaga Street
Catholic Charities (owner)
Katherine Blackwood for T-Mobile (applicant)
Residential, Class B

Neither the property owner, applicant, or designated representative appeared before the City Planning Commission to present the proposal, which consists of installing a fourth sector to an existing roof-top antenna array on property situated at 1654 West Onondaga Street.

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

After further discussion and review, the City Planning Commission agreed to continue the Public Hearing to afford the applicant an opportunity to address recommendations from the Syracuse Landmark Preservation Board.

- 2) SP-17-22M1
Special Permit Modification-Restaurant
Modify Signage
400 Butternut Street and 706 North Townsend Street
Butternut St, LLC (owner/applicant)
Business, Class A

Neither the property owner, applicant, or designated representative appeared before the City Planning Commission to present the proposal, which consists of installing two additional wall signs for an existing restaurant on property situated at 400 Butternut Street and 706 North Townsend Street.

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

After further discussion and review, the City Planning Commission agreed to continue the Public Hearing to afford the applicant an opportunity to present justification for a request to waive the sign requirements.

- 3) SP-18-17
Special Permit-Gasoline Service Station with a Restaurant within a Convenience Store
1800 West Fayette Street
Rasselas Associates LLC (owner)
Sonbyrne Sales Inc. (applicant)
Industrial, Class A

Mr. Christian Brunelle from Sonbyrne Sales Inc. at 171 Route 5 in Weedsport, New York, spoke to the City Planning Commission about the proposal, which consists of constructing a gasoline service station with a restaurant within a convenience store on property situated at 1800 West Fayette Street.

Five people spoke in favor of the proposal. No one spoke in opposition to the proposal.

After further discussion and review, the Commission agreed to continue the Public Hearing to afford the applicant an opportunity to address safety concerns regarding the right-in-only driveway from West Genesee Street, comments regarding the design of the building, and other comments from the Departments of Engineering and Public Works.

- 4) R-18-34
Resubdivision
Combine Two Properties into One New Lot
217-219 and 221 Gertrude Street
Marco Tinozzi (owner/applicant)
Residential, Class B

Mr. Mark Tinozzi, at 217 Gertrude Street, spoke to the City Planning Commission about the proposal, which consists of combining two properties situated at 217-219 and 221 Gertrude Street 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. Walter Bowler seconded the motion. The motion passed unanimously.

- 5) R-18-35
Resubdivision
Combine Two Properties into One New Lot
415 and 417 Merriman Avenue
The Greater Syracuse Property Development Corporation (owner/applicant)
Residential, Class AA

Neither the property owner, applicant, or designated representative were able to appear before the City Planning Commission to present the proposal, which consists of combining two properties situated at 415 and 417 Merriman Avenue into one new Lot, and requested the Public Hearing be continued until the next meeting.

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

After further discussion and review, the City Planning Commission agreed to continue the Public Hearing at the request of the applicant.

- 6) R-18-37
Resubdivision
Combine Two Properties into One New Lot
223 and 303 Gertrude Street
The Greater Syracuse Property Development Corporation (owner/applicant)
Residential, Class B

Neither the property owner, applicant, or designated representative were able to appear before the City Planning Commission to present the proposal, which consists of combining two properties situated at 223 and 303 Gertrude Street into one new Lot, and requested the Public Hearing be continued until the next meeting.

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

After further discussion and review, the City Planning Commission agreed to continue the Public Hearing at the request of the applicant.

- 7) 3S-18-20
Three-Mile Limit Subdivision Review-Town of DeWitt
James Street Terrace Subdivision
Combine Three Properties into One New Lot
114, 116, and 118 Beard Avenue
Jamie Biviano (owner/applicant)

Mr. Jeff Harrop from the City of Syracuse Office of Zoning Administration spoke to the City Planning Commission about the proposal, which consists of combining three properties situated at 114, 116, and 118 Beard Avenue in the Town of DeWitt 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.

- 8) 3S-18-21
Three-Mile Limit Subdivision Review-Town of Manlius
Lot 3-Northeast Medical Center Subdivision
Divide One Property into Two New Lots
3900 Medical Center Drive

Mr. Jeff Harrop from the City of Syracuse Office of Zoning Administration spoke to the City Planning Commission about the proposal, which consists of dividing one property situated at 3900 Medical Center Drive into two new Lots.

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

VI. Minor Modifications

- 1) SP-17-11M3
Special Permit Modification-Office
Modify Site Plan-Construct a Pole Barn
3522 James Street
Frank Kunnumpurath (owner)
Gage Harnacker (applicant)
Residential, Class C

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

After 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.

VII. New Business

- 1) SP-18-18
Automatic Special Permit for a Restaurant
Exterior Repairs and Renovations to an Existing Restaurant
400 South Clinton Street
400 S. Clinton 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 request.

After 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-18-05

Resubdivision-Filing Extension

Divide Three Properties into Four New Lots

703, 715, and 725 (previously known as 701) Van Rensselaer Street

COR Van Rensselaer St Co. LLC (owner/applicant)

Lakefront, T-5

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

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.

VIII. Authorizations

Ms. Rebecca Livengood made a motion to authorize those cases listed for Public Hearings on Monday, August 27, 2018, including five continued Public Hearings from this meeting. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

IX. Ms. Rebecca Livengood made a motion to adjourn at 7:55 p.m. Mr. Walter Bowler seconded the motion. The motion passed unanimously.