

Minutes of the Regular Meeting of the  
City of Syracuse Planning Commission  
City Hall, Syracuse, New York  
October 29, 2018

I. Summary of cases discussed herein:

R-18-48	SR-18-06	SR-18-07	SP-07-12M1	SP-95-34M4
SP-03028M1	SP-15-18M2	Z-2660M8	PR-18-35	

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 6:02 p.m.

IV. Approval of Minutes

The approval of the minutes of the October 9, 2018 Regular Meeting of the City Planning Commission was tabled due to a lack of a quorum in attendance this evening who are able to attest to said minutes.

V. Public Hearings

1) R-18-48

Resubdivision

Combine Ten Properties into One New Lot

1029, 1045-1047, 1049-1071, 1073-1079, 1081-1085, and 1101-1111 South Salina Street, and 1016-1018, 1020, 1028, and 1030 Montgomery Street  
City of Syracuse Industrial Development Agency (owner/applicant)  
Business, Class A

Ms. Honora Spillane, of the City of Syracuse Department of Neighborhood and Business Development, spoke to the City Planning Commission about the proposal, which consists of combining ten properties situated at 1029, 1045-1047, 1049-1071, 1073-1079, 1081-1085, and 1101-1111 South Salina Street, and 1016-1018, 1020, 1028, and 1030 Montgomery 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.

- 2) SR-18-06  
Site Plan Review  
Site and Façade Alterations  
1004 North Geddes Street  
Salt City Enterprises, LLC (owner/applicant)  
Lakefront, T-5

Mr. Len Montreal, of Salt City Enterprises, LLC at 373 Spencer Street, spoke to the City Planning Commission about the proposal, which consists of facade and site alterations on property situated at 1004 North Geddes Street.

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 and granting one exemption from the Lakefront Regulations with respect to the tree caliper requirements, with the condition that final plans are submitted to the Office of Zoning Administration which comply with all other regulations pertaining to the Lakefront, T-5 zoning district. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 3) SR-18-07  
Site Plan Review-Antenna  
Install a (Sprint) Roof-Top Antenna Array  
821 East Brighton Avenue  
Syr Senior Citizens Proj. Corp. (owner)  
Sprint (applicant)  
Residential, Class B

Mr. Tim Richmond at 6615 Towpath Road spoke to the City Planning Commission about the proposal, which consists of installing a roof-top antenna array on property situated at 821 East Brighton Avenue.

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.

- 4) SP-07-12M1  
Special Permit Modification-Restaurant  
Modify Site Plan, Floor Plan, and Elevations  
500-506 Westcott Street  
Mr. Lady Bug, LLC (owner)  
Devine, Inc. (applicant)  
Business, Class A

Mr. William Pitcher, of Pitcher Architect, PLLC, at 124 Feigel Avenue, spoke to the City Planning Commission about the proposal, which consists of modifying the site plan, floor plan, and elevations for a Special Permit for a Restaurant on property situated at 500-506 Westcott Street.

One person spoke in favor of the proposal. No one spoke 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 and granting six waivers from the City of Syracuse Zoning Rules and Regulations, as amended, as they pertain to the off-street parking, driveway width, driveway spacing, driveway location, open area curbing, and the (Westcott Street) landscape treatment requirements, with the condition that final plans are submitted to the Office of Zoning Administration which comply with all other applicable zoning rules and regulations. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

## VI. Minor Modifications

### 1) SP-95-34M4

Special Permit Modification-Indoor Amusement and Recreation  
Modify Site Plan  
2943 Erie Boulevard East  
2943 Erie Boulevard East, LLC (owner)  
Daniel Giamartino (applicant)  
Industrial, Class A

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

After discussion and review, the Commission agreed to defer acting on the request pending receipt of additional SEQRA information verifying that the proposal will not adversely affect any wetlands or the Northern Long-Eared Bat population in the area.

### 2) SP-03-28M1

Special Permit Modification-Restaurant  
Modify Building Floor Plan  
239-245 West Fayette Street  
Seneca Armory Associates, LLC (owner/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. Walter Bowler made a motion to approve the request with a negative SEQRA declaration. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

### 3) SP-15-18M2

Special Permit Modification-Indoor Amusement and Recreation  
Modify Site Plan and Floor Plan  
1011-1055 (aka 1031) West Genesee Street  
1001 W Genesee St, LLC (owner/applicant)  
Business, Class A

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

VII. New Business

1) Z-2660M8

Exception for Use Modification  
Modify Floor Plan-University Hospital Dept of Radiology  
525-619 East Adams Street  
Harrison Center Assoc., LLC (owner/applicant)  
Central Business District-Local Business

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

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) PR-18-35: SEQRA Determination

Project Site Review-New Construction  
214 West Water Street  
Syracuse Soma Project, LLC (owner/applicant)  
Central Business District-Office and Service  
SEQRA: Type I

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 declare the intent of the City Planning Commission to act as the Lead Agency for the proposal with respect to SEQRA. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

VIII. Authorizations

Mr. Walter Bowler made a motion to authorize those cases listed for Public Hearings on Monday, November 19, 2018. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

IX. Ms. Rebecca Livengood made a motion to adjourn at 7:25 p.m. Mr. Walter Bowler seconded the motion. The motion passed unanimously.