

Minutes of the Regular Meeting of the
City of Syracuse Planning Commission
City Hall, Syracuse, New York
September 17, 2018

I. Summary of cases discussed herein:

SP-18-17	SR-11-10M2	R-18-38	SR-11-13M1	SP-72-04M2
SP-96-13M1	PR-11-06M4	SP-17-22M1	SR-03-07M2	R-18-35
R-18-37	3S-18-22	SP-11-13M2	SP-18-14M1	SP-02-02M2
SP-15-15	SP-15-16	SP-16-10	SR-16-11	

II. Attendance

Members Present

Mr. Steven Kulick
Ms. Rebecca Livengood
Ms. Chris Capella-Peters
Mr. Walter Bowler

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

Mr. Walter Bowler made a motion to approve the minutes of the August 27, 2018, Regular Meeting of the City Planning Commission. Ms. Chris Capella-Peters seconded the motion. The motion passed unanimously.

V. Public Hearings

- 1) SP-96-13M1 (Continuation from 8/27/2018 SK, RL, CCP, WB)
Special Permit Modification-Restaurant
Modify Site Plan, Floor Plan, Elevations, and Signage
1524 and 1530 South Salina Street
Wienholz Living Trust (owner)
KBP Investment (applicant)
Business, Class A

Mr. Carlos Sobrin, Vice President of LIS Architecture-Engineering-Construction Management at 2572 West State Road 426, Oviedo, Florida, talked to the City Planning Commission about the proposal, which consists of modifying the site plan, floor plan, and signage for a Special Permit for a Restaurant to facilitate interior and exterior renovations on property situated at 1524 and 1530 South Salina Street.

No one spoke in favor of the proposal. One person spoke 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. Chris Capella-Peters seconded the motion. The motion passed unanimously.

- 2) R-18-35 (Continuation from 8/6 and 8/27/2018 SK, RL, CCP, WB)
Resubdivision
Combine Two Properties into One New Lot
415 and 417 Merriman Avenue
The Greater Syracuse Property Development Corporation (owner/applicant)
Residential, Class AA

Ms. Terri Luckett from the Greater Syracuse Property Development Corporation at 431 East Fayette Street spoke to the City Planning Commission about the proposal, which consists of combining two properties situated at 415 and 417 Merriman Avenue 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. Ms. Chris Capella-Peters seconded the motion. The motion passed unanimously.

- 3) R-18-37 (Continuation from 8/6 and 8/27/2018 SK, RL, CCP, WB)
Resubdivision
Combine Two Properties into One New Lot
223 and 303 Gertrude Street
The Greater Syracuse Property Development Corporation (owner/applicant)
Residential, Class B

Ms. Terri Luckett from the Greater Syracuse Property Development Corporation at 431 East Fayette Street spoke to the City Planning Commission about the proposal, which consists of combining two properties situated at 223 and 303 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.

- 4) R-18-39
Resubdivision
Combine Two Properties into One New Lot
321 and 323 South Salina Street
321 South Salina St, LLC (owner/applicant)
Central Business District-Retail

Mr. Ryan Benz at 247 West Fayette Street spoke to the City Planning Commission about the proposal, which consists of combining two properties situated at 321 and 323 South Salina Street into one new Lot.

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

After further discussion and review, Ms. Chris Capella-Peters made a motion to approve the request with a negative SEQRA declaration. Mr. Walter Bowler -Peters seconded the motion. The motion passed unanimously.

- 5) R-18-42
Resubdivision
Combine Three Properties into Two New Lots
341 (aka 343), 347, and 353 Mosley Drive
The Greater Syracuse Property Development Corporation, Jeffery L. Young, Jr and Daniel T. Horan, Jr. (owners/applicants)
Residential, Class A-1

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 three properties situated at 341 (aka 343), 347, and 353 Mosley Drive into two new Lots.

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

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

- 6) R-18-43
Resubdivision
Combine Three Properties into One New Lot
1202 and 1200 ½ Willis Avenue and 959 Emerson Avenue
Basma Musharbash (owner/applicant)
Industrial, Class A

Mr. Joseph Mastroianni of Mastroianni Engineering in Liverpool, New York, spoke to the City Planning Commission about the proposal, which consists of combining three properties situated at 1202 and 1200 ½ Willis Avenue and 959 Emerson Avenue into one new Lot.

No one spoke in favor of proposal. Six people spoke in opposition to the proposal. A petition in opposition to the proposal was also submitted.

After further discussion and review, whereupon it became apparent that façade and site alterations which would have required a Project Site Review have already been completed without such a review, the Commission agreed to continue the Public Hearing in anticipation of and companion to a Project Site Review submittal.

- 7) SP-05-22M1
Special Permit Modification-Restaurant
Modify Floor Plan and Signage and Establish Live Entertainment
439-441, 443-447, and 449 (aka 443) Burnet Avenue
New Burnet LLC (owner)
James Leone, Jr and Julie Briggs (applicants)
Business, Class A

Ms. Julie Briggs and Mr. Michael Leone at 443 Burnett Avenue spoke to the City Planning Commission about the proposal, which consists of modifying the floor plan and signage and establishing live and/or electronically amplified entertainment for an existing Special permit for a Restaurant on property situated at 439-441, 443-447, and 449 (aka 443) Burnet Avenue.

One person spoke in favor of the proposal. No one spoke in opposition to the proposal.

After further discussion and review, Ms. Chris Capella-Peters made a motion to approve the request without a proposed stage and with a negative SEQRA declaration, granting three waivers from the City of Syracuse Zoning Rules and Regulations, as amended, with respect to the parking, sign, and entertainment location requirements. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 8) 3S-18-23
Three-Mile Limit Subdivision Review-Town of Clay
JGB Properties Subdivision
Realign Three Properties into Three New Lots
4855 and 4875 Executive Drive and 7140 Henry Clay Boulevard
JCB Factoring GMBH, LLC and FGT Realty LLC (owners/applicants)

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the City Planning Commission about the proposal, which consists of realigning three properties situated at 4855 and 4875 Executive Drive and 7140 Henry Clay Boulevard in the Town of Clay into three 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. Ms. Chris Capella-Peters seconded the motion. The motion passed unanimously.

- 9) 3S-18-24
Three-Mile Limit Subdivision Review-Town of DeWitt
The Nottingham Resubdivision
Combine Two Properties into One New Lot
1301 Nottingham Road and Jamesville Road
The Nottingham Retirement Community Inc. (owner/applicant)

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the City Planning Commission about the proposal, which consists of combining two properties situated at 1301 Nottingham Road and Jamesville Road 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, Ms. Rebecca Livengood made a motion to approve the request with a negative SEQRA declaration. Ms. Chris Capella-Peters seconded the motion. The motion passed unanimously.

VI. Minor Modifications

- 1) SP-16-18M2
Special Permit Modification-Restaurant
Modify Hours of Operations
1200-1224 East Genesee Street
Studios Apartments, LLC (owner)
University Student Living (applicant)
Office, Class A and Residential, Class B

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. Ms. Chris Capella-Peters seconded the motion. The motion passed unanimously.

VII. Modification Consideration

- 1) SP-18-17M1
Special Permit Modification-Gasoline Station with a Restaurant within a Convenience Store
Install a Ground Sign
1800 West Fayette Street
Rasselas Associates LLC (owner)
Sonbyrne Sales Inc. (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, Ms. Chris 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) SP-87-04M3
Special Permit Modification-Restaurant
Modify Site Plan, Floor Plan, Elevation, and Signage
416-422 Grant Boulevard (aka 1802 Teal Avenue)
Shop City pw/lb LLC (owner)
McDonald's USA, LLC (applicant)
Business, Class A and Residential, Class A-1

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

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

VIII. Old Business

- 1) SP-15-15
Special Permit-Civic Use
Time Extension, 3rd Request
300 West Kirkpatrick Street (aka 451 Solar Street)
City of Syracuse (owner)
COR Solar Street Company IV, LLC (applicant)
Lakefront, T-5[1]

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

After discussion and review, Ms. Chris 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) SP-15-16
Special Permit-Civic Use
Time Extension, 3rd Request
300 West Kirkpatrick Street (aka 425 Solar Street, Rear)
City of Syracuse (owner)
COR Solar Street Company IV, LLC (applicant)
Lakefront, T-5[1]

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

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

IX. New Business

- 1) Notice of Intent to Act as Lead Agency under SEQRA
Request from the Syracuse Industrial Development Agency
401-403, 405, 407, 409, and 411-413 Prospect Avenue
RPS Hotel Holdings, LLC Project (sponsor)
BWI Hotel Acquisitions I, LLC (owner)
Business, Class A Zoning District

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

After discussion and review, Ms. Chris Capella-Peters made a motion to approve the request from the Syracuse Industrial Development Agency to act as Lead Agency. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 2) AS-16-19A
Sign Waiver Appeal-Install a Ground Sign
Time Extension
706 West Belden Avenue
Steven J. Donigan (owner/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, Ms. Chris Capella-Peters made a motion to approve the request. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

X. Authorizations

Ms. Rebecca Livengood made a motion to authorize those cases listed for Public Hearings on Tuesday, October 9, 2018 including one additional Public Hearing (R-18-43) continued from this meeting. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

- XI. Mr. Walter Bowler made a motion to adjourn at 8:10 p.m. Ms. Chris Capella-Peters seconded the motion. The motion passed unanimously.