

Minutes of the Regular Meeting of the
City of Syracuse Planning Commission
City Hall, Syracuse, New York
October 9, 2018

I. Summary of cases discussed herein:

R-18-43	SP-18-20	SR-17-08M1	PR-18-31	R-18-40	R-18-44
R-18-45	SP-83-59M3	SP-91-34M5	SP-00-24M2	SP-13-19M1	Z-2214M1

II. Attendance

Members Present

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

Staff Present

Ms. Heather Lamendola
Mr. Jeff Harrop
Ms. Kathryn Ryan

III. Meeting called to order at 6:02 p.m.

IV. Approval of Minutes

Mr. Walter Bowler made a motion to approve the minutes of the September 17, 2018, Regular Meeting of the City Planning Commission. Ms. Chris Capella-Peters seconded the motion. The motion passed unanimously.

V. Public Hearings

- 1) R-18-43 (Continuation from 9/17/2018 SK, RL, CCP, WB)
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. Two people spoke in opposition to the proposal.

After further discussion, review, and hearing concerns from the public, the Commission agreed to keep the Public Hearing open and invoked its discretion with the anticipated Project Site Review application in order to hear the project as a whole.

- 2) SP-18-20
Special Permit-Restaurant
1224 South Avenue
Nabras Mohammed Hadi (owner/applicant)
Business, Class A

The owner, applicant, nor designated representative appeared before the City Planning Commission to present the proposal, which consists of establishing a restaurant within a convenience store on property situated at 1224 South Avenue.

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

At the request of the applicant's representative, the Commission agreed to continue the Public Hearing at its next regularly scheduled meeting.

- 3) SR-17-08M1
Site Plan Review Modification
Modify Site Plan and Signage
881 Van Rensselaer Street
Salt City Enterprises, LLC (owner)
Buried Acorn Brewing Co, LLC (applicant)
Lakefront, T-5

Mr. Sam Kim, owner of the Buried Acorn Brewery at 881 Van Rensselaer Street, spoke to the City Planning Commission about the proposal, which consists of modifying the site plan and signage to expand the customer area and install a ground sign on property situated at 881 Van Rensselaer Street.

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 in part without granting a requested exception to allow a ground sign, and with a negative SEQRA declaration. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

- 4) PR-18-31
Project Site Review-Façade and Interior Alterations
Waiver of Parking Requirement
701-703 North Salina Street
Ambergate Holdings, LLC (owner/applicant)
Commercial, Class A

Mr. James Stevens of Ambergate Holdings, LLC, at 125 Ambergate Road, spoke to the City Planning Commission about the proposal, which consists of exterior alterations to an existing building on property situated at 701-703 North Salina Street, which necessitates a waiver from the off-street parking requirements as established in the City of Syracuse Zoning Rules and Regulations, as amended.

Two people 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 with a negative SEQRA declaration and granting a waiver from the parking requirements. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

5) R-18-40

Resubdivision

Combine Four Properties into Two New Lots

1115, 1119, 1125-1127, and 1135 West Genesee Street (Includes 319 Liberty Street)

Specialty Properties, LLC (owner/applicant)

Local Business, Class A

Mr. Brian Bouchard of CHA Consultants at 300 South State Street, spoke to the City Planning Commission about the proposal, which consists of combining four properties situated at 1115, 1119, 1125-1127, and 1135 West Genesee Street into two new Lots.

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 with a negative SEQRA declaration. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

6) R-18-44

Resubdivision

Combine Two Properties into One New Lot

500 and 512 Hiawatha Boulevard East

Cuse Cars LLC (owner/applicant)

Commercial, Class B

Mr. Rory Colesko of Cuse Cars, LLC at 500 Hiawatha Boulevard East, spoke to the City Planning Commission about the proposal, which consists of combining two properties situated at 500 and 512 Hiawatha Boulevard East 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. Chris Capella-Peters seconded the motion. The motion passed unanimously.

7) R-18-45

Resubdivision

Realign Three Properties into Three New Lots

94, 96, and 98 Xavier Circle

Morningview, LLC (owner/applicant)

Residential, Class A-1

Mr. Robert Doucette of Morningview, LLC, at 108 West Jefferson Street, spoke to the City Planning Commission about the proposal, which consists of realigning three properties situated at 94, 96, and 98 Xavier Circle into three new Lots.

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

After further discussion and review, during which the Commission acknowledged the proposed dwelling units and overall structural coverage to date, Ms. Chris Capella-Peters made a motion to approve the request with a negative SEQRA declaration, including approval of the reviewed building permits. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

VI. Minor Modifications

- 1) SP-83-59M3
Special Permit Modification-Restaurant
Modify Elevations and Signage
2835 Erie Boulevard East
SEBE Property, Inc (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, 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) SP-91-34M5
Special Permit Modification-Restaurant
Modify Site Plan, Floor Plan, and Elevation
313 North Geddes Street
North Geddes Street Properties, 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, 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.

- 3) SP-00-24M2
Special Permit Modification-Restaurant
Modify Floor Plan and Signage
216 Walton Street
216 Walton, LLC (owner)
Kyle Mastropietro (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 proposal.

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

VII. Modification Considerations

- 1) SP-13-19M1
Special Permit Modification-Restaurant
Modify Elevations and Signage
130 Walton Street
Ara and Laura Tadevossian (owners/applicants)
Central Business District-General Service A

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

VIII. New Business

- 2) Z-2214M1
Project Plan Review Modification
Exterior Alterations-Stadium Crown Truss Roof
100 University Place (aka 905-925 Irving Avenue)
Syracuse University (owner/applicant)
Planned Institutional 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 after determining it was a Type II SEQRA Action. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

IX. Authorizations

Mr. Walter Bowler made a motion to authorize those cases listed for Public Hearings on Monday, October 29, 2018, including two Public Hearings (R-18-43 and SP-18-20) continued from this meeting and one anticipated Public Hearing pending submission of a Project Site Review application. Ms. Chris Capella-Peters seconded the motion. The motion passed unanimously.

- X. Mr. Walter Bowler made a motion to adjourn at 7:31 p.m. Ms. Chris Capella-Peters seconded the motion. The motion passed unanimously.