

Minutes of the Regular Meeting of the  
City of Syracuse Planning Commission  
City Hall, Syracuse, New York  
January 7, 2019

I. Summary of cases discussed herein:

SR-19-01	SP-98-33M2	SP-19-01	S-18-03	R-18-56
R-19-01	3S-19-01	SP-96-30M3	SP-77-20M3	R-16-64

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 6:03 p.m.

IV. Approval of Minutes

Mr. Walter Bowler made a motion to approve the minutes of the December 10, 2018, Regular Meeting of the City Planning Commission. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

V. Public Hearings

1) SR-19-01

Site Plan Review-Multiple Driveways and Width  
202 Ostrom Avenue  
Schayes Family Limited Partnership (owner/applicant)  
Residential, Class B

Mr. Christian Danaher of Shulman, Grundner, Etoll and Danaher, P.C. at 250 South Clinton Street, Suite 502, spoke to the City Planning Commission about the proposal, which consists of establishing multiple driveways on property situated at 202 Ostrom 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 and granting two waivers from the City of Syracuse Zoning Rules and Regulations, as amended, with respect to the number and width of residential driveway requirements. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

- 2) SP-98-33M2  
Special Permit Modification-Care Home  
Modify Site Plan  
847 James Street  
Helio Health (owner/applicant)  
Office, Class A

Mr. Robert Seigart of Schopfer Architects LLP at 1111 James Street spoke to the City Planning Commission about the proposal, which consists of modifying the site plan for a Care Home on property situated at 847 James 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 three waivers from the City of Syracuse Zoning Rules and Regulations, as amended, with respect to the street screening, yard, and sign requirements. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 3) SP-19-01  
Special Permit-Indoor Recycling Center  
2922-2948 East Genesee Street  
FBBT/US Properties, LLC (owner)  
Upstate NY Bottle & Can Retrieval Center, LLC (applicant)  
Business, Class A

Mr. James Boglioli at 570 Delaware Avenue, Buffalo, New York, spoke to the City Planning Commission about the proposal, which consists of establishing an indoor recycling center on property situated at 2922-2948 East Genesee Street.

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) S-18-03  
Street Abandonment  
Abandon a Portion of Court Street West  
901 Court Street West  
City of Syracuse (owner)  
JPD Corp (petitioner)

Mr. Douglas Cain of JPD Corp. at 4 Clinton Square spoke to the City Planning Commission about the proposal, which consists of abandoning a portion of the Court Street West right-of-way.

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.

- 5) R-18-56  
Resubdivision  
Combine Three Lots into One New Lot  
231 and 301 (aka 231-301) Clarendon Street  
Miranda Hine (owner/applicant)  
Residential, Class A-1

Ms. Miranda Hine at 301 Clarendon Street spoke to the City Planning Commission about the proposal, which consists of combining two properties situated at 231 and 301 (aka 231-301) Clarendon 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.

- 6) R-19-01  
Resubdivision  
Combine Two Properties into One New Lot  
214-216 and 216 ¼ Hunt Avenue  
The Greater Syracuse Property Development Corporation (owner/applicant)  
Residential, Class AA

Ms. Teri Luckett of 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 214-216 and 216 ¼ Hunt Avenue 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.

- 7) 3S-19-01  
Three-Mile Limit Subdivision Review-Green Hills Manor, Phase I  
Divide One Tax Parcel into Four New Lots  
045.-01-57.1, Town of Onondaga  
Alshar Development, LLC (owner/applicant)

The City Planning Commission did not hold a Public Hearing for this proposal, which consists of dividing one tax parcel situated in the Town of Onondaga into four new Lots as it was determined the Town of Onondaga has not approved the proposed subdivision map yet.

VI. Minor Modifications

- 1) SP-96-30M3  
Special Permit Modification-Restaurant  
Modify Building Floor Plan  
471-489 (aka 477) Westcott Street  
R.J. Westcott Holdings, LLC (owner)  
Mohamed Soloman (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.

- 2) SP-77-20M3  
Special Permit Modification-Restaurant  
Modify Building Plan  
3100 James Street  
3100 James 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, 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) R-16-64 – Time Extension  
Resubdivision  
Combine Four Properties into One New Lot  
900-916, 918, 922-924 East Fayette Street and 305-307 Irving Avenue  
900 East Fayette Group, LLC (owner/applicant)  
Business, Class A  
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. 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. Old Business

1) Notice of Intent to Act as Lead Agency

SIDA SEQRA Lead Agency Request

Northside Genesee Associates, LLC Project

Demolition and New Construction

1219-1221, 1225-1227, 1231, 1237, 1301, 1311, 1317 and 1323 East Genesee Street and  
208, 210, 212-214, and 224 Ashworth Place

At the December 10, 2018 meeting, the City Planning Commission expressed concern about the request from SIDA. Staff and Legal Counsel indicated they would forward the concern to the Executive Director of SIDA and discuss in more detail with Corporation Counsel.

After the information was reported, and in discussion and review, Ms. Rebecca Livengood made a motion to consent to the Syracuse Industrial Agency to act as Lead Agency for the Northside Genesee Associates, LLC project. 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, in addition to two cases for the Northside Genesee Associates, LLC Project, on Monday, January 28, 2019. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

X. Ms. Rebecca Livengood made a motion to adjourn at 7:10 p.m. Mr. Walter Bowler seconded the motion. The motion passed unanimously.