

MINUTES
CITY PLANNING COMMISSION
MONDAY, DECEMBER 13, 2021
6:00 P.M.
CITY HALL COMMON COUNCIL CHAMBERS

I. Summary of cases discussed herein:

SP-04-38M1	R-21-56	PR-21-24	AS-21-12	SR-03-07M3
R-21-57	SP-21-12	SR-20-02M2	PR-17-08	

II. Attendance

Members Present

Mr. Steven Kulick
Ms. Rebecca Livengood
Ms. Christine Capella-Peters
Mr. George Lynch

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:

Ms. Rebecca Livengood made a motion to accept the minutes of the November 22, 2021, meeting of the City Planning Commission. Mr. George Lynch seconded the motion. The motion passed unanimously.

V. Public Hearings

- 1) SP-04-38M1 (Continuation from 11/22/2021) SK, RL, CCP, WB, GL)
Special Permit Modification-Restaurant
Modify Floor Plan, Site Plan, and Signage
2378-2390 James Street
Palace on James, LLC (owner)
Katrina Skinner (applicant)
Business, Class A and Residential, Class A-1

Ms. Katrina Skinner at 2384 James Street spoke to the City Planning Commission about the proposal, which consists of modifying the floor plan, site plan, and signage for a restaurant on property situated at 2378-2390 James Street.

No additional people spoke in favor of or in opposition to the proposal.

After further discussion and review, during which the Commission reviewed the recommendations from the Syracuse Landmark Preservation Board, Ms. Christine

Capella-Peters made a motion to approve the request with a negative SEQRA declaration and with the condition that the applicant shall comply with the recommendations of the Syracuse Landmark Preservation Board. Mr. George Lynch seconded the motion. The motion passed unanimously.

- 2) R-21-56 (Continuation from 11/22/2021 SK, RL, CCP, WB, GL)
Resubdivision
Divide One Property into Two New Lots
1030-1060 East Genesee Street
Scholar Syracuse, LLC (owner)
Opus Development Company, LLC (applicant)
Office, Class B

Ms. Wendy Marsh from Hancock Estabrook at 100 Madison Street, and Mr. Dean Newins, President of the Opus AE Group, LLC, at 10350 Bren Road West, Minnetonka, Minnesota, spoke to the City Planning Commission about the proposal, which consists of dividing one property situated at 1030-1060 East Genesee Street into two new Lots, and is a companion application to a Project Site Review (PR-21-24).

No one spoke in favor of or in opposition to the proposal, and one letter of concern was received from Grace Episcopal Church.

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

- 3) PR-21-24 (Continuation from 11/22/2021 SK, RL, CCP, WB, GL)
Project Site Review-New Construction
Construct a Seven-Story, Residential Building
1030-1060 East Genesee Street
Scholar Syracuse, LLC (owner)
Opus Development Company, LLC (applicant)
Office, Class B

Ms. Wendy Marsh from Hancock Estabrook at 100 Madison Street, and Mr. Dean Newins, President of the Opus AE Group, LLC, at 10350 Bren Road West, Minnetonka, Minnesota, spoke to the City Planning Commission about the proposal, which consists of constructing a seven-story apartment building on a proposed Lot situated at 1030-1060 East Genesee Street, and is a companion application to a Resubdivision (R-21-56).

No one spoke in favor of or in opposition to the proposal, and one letter of concern was received from Grace Episcopal Church.

After further discussion and review, during which the Commission reviewed comments from the City Transportation Planner and the Syracuse Landmark Preservation Board, Ms. Christine Capella-Peters made a motion to approve the request with a negative

SEQRA declaration and with the condition that the applicant comply with the requirements of the City of Syracuse Transportation Planner and the Syracuse Landmark Preservation Board, and monitor all aspects of the project as necessary to determine any potential adverse effects to the adjacent properties, specifically the Grace Episcopal Parish House and Church, and implement mitigation as necessary. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 4) AS-21-12
Administrative Permit – Off-Premise Advertising Sign
Install a V-Shaped, Double-Panel Sign
617-619 North Geddes Street
JT Picciott Realty, LLC (owner)
Park Outdoor (applicant)
Commercial, Class A

Mr. Stephen Frank and Mr. Phil Dugan from Park Outdoor Advertising at 11 Ascot Place, Ithaca, New York, the property owner, Mr. Joe Picciott, at 617-619 North Geddes Street, and Ms. Laura Linneball at 403 Main at Court Street, Buffalo, New York, spoke to the City Planning Commission about the proposal, which consists of installing an off-premise advertising sign on property situated at 617-619 North Geddes Street.

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

During discussion the Commission noted that the proposed site plan was identical to the previous site plan. The Commission also noted that from a substantive perspective, the proposal is the same as the previous proposal with the exception of the possibility of adding some at grade landscaping. After further discussion and review, Ms. Christine Capella-Peters made a motion to deny the application without prejudice noting that the proposal was basically the same application as previously denied concurring with the comments from the Onondaga County Planning Board, the impact on residential neighborhoods, the Lakefront area's general neighborhood character, and the City's push towards reducing those kinds of impacts throughout the City. Mr. George Lynch seconded the motion. The motion passed unanimously.

- 5) SR-03-07M3 (withdrawn by applicant 12/6/21)
Site Plan Review-Antenna
Modify an Existing Roof-Top Antenna Array
1654 West Onondaga Street
Catholic Charities (owner)
Cullen Morgan, Centerline Communications, LLC (applicant)
Residential, Class B

This application was withdrawn by the applicant on or about December 6, 2021. No presentation was made to the City Planning Commission, and no action was taken by the Commission.

- 6) R-21-57
Resubdivision
Combine Two Properties into One New Lot
962 East Brighton Avenue and 555 East Seneca Turnpike
Brighton Ave Gas, Inc. (owner)
Mike McCracken (applicant)
Business, Class A

Mr. Tim Freitag from Bohler Engineering at 17 Computer Drive West, Albany, New York, and Mr. Mike McCracken at 290 Elmwood Davis Road, Liverpool, New York, spoke to the City Planning Commission about the proposal, which consists of combining two properties situated at 962 East Brighton Avenue and 555 East Seneca Turnpike into one new Lot to facilitate new construction to establish a restaurant, and is a companion application to a Special Permit application (SP-21-12).

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

After further discussion and review, the Commission agreed to continue the Public Hearing at its next regularly-scheduled meeting in response to requests for additional information for the companion Special Permit application (SP-21-12).

- 7) SP-21-12
Special Permit-Restaurant
962 East Brighton Avenue and 555 East Seneca Turnpike
Brighton Ave Gas, Inc. (owner)
Mike McCracken (applicant)
Business, Class A

Mr. Tim Freitag from Bohler Engineering at 17 Computer Drive West, Albany, New York, and Mr. Mike McCracken at 290 Elmwood Davis Road, Liverpool, New York, spoke to the City Planning Commission about the proposal, which consists of new construction to establish a restaurant with drive-thru service on property situated at 962 East Brighton Avenue and 555 East Seneca Turnpike, and is a companion application to a Resubdivision application (R-21-57).

No one spoke in favor of the proposal. Two people spoke in opposition to the proposal. Three emails were submitted in opposition to the proposal.

After further discussion and review, during which the Commission expressed concerns regarding stormwater runoff, water and flooding in general in this area, pedestrian and vehicular traffic and access, and screening, the Commission agreed to continue the Public Hearing at its next regularly-scheduled meeting to afford the applicant an opportunity to revise the proposal in response to concerns expressed during the Public Hearing.

VI. New Business

- 1) SR-20-02M2
Site Plan Review-New Construction
Modify Site Plan
151-199 (aka 127, 163-167, 163-167 Rear, and 171) Solar Street
400 West Division Street, LLC (owner)
David Pida (applicant)
Lakefront, T-5[2]

Mr. Vincent Ryan at 6300 Fly Road spoke to the City Planning Commission about the proposal.

After discussion and review, Mr. George Lynch made a motion to approve the request with a negative SEQRA declaration. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 2) PR-17-08
Project Site Review-Demolition and Site and Façade Alterations
Time Extension Request, 2nd Request
1027-1029 East Genesee Street
1027 East 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 request.

After discussion and review, the Commission agreed to defer acting on the request to afford the applicant an opportunity to speak to the Commission at the next meeting and submit additional justification for the request. The Commission noted concerns over the continuance of excessive time extension requests in that as conditions on the ground change a proposal that has not yet even started to commence may not be in the best interest for the community.

- VII. Ms. Rebecca Livengood made a motion to authorize those cases listed for the January 10, 2022, meeting in addition to the two Public Hearings to be continued from this meeting. Mr. George Lynch seconded the motion. The motion passed unanimously.
- VIII. Ms. Christine Capella-Peters made a motion to adjourn at 8:20 p.m. Mr. George Lynch seconded the motion. The motion passed unanimously