

Minutes of the Meeting of the
 City of Syracuse Planning Commission
 City Hall, Syracuse, New York
 02/12/2024

Summary of cases discussed herein:

MaSPR-24-00	MaSPR-24-01	MaSPR-24-02	Z-2860	SP-99-05M2
3S-24-01				

Attendance

Commission Members Present

Mr. Steven Kulick, Chairman Yes
 Mr. Barry Lentz Yes
 Mr. Walter Bowler Yes
 Ms. Kathy Murphy Yes
 Mr. George Lynch Yes

Staff Present

Mr. Jake Dishaw Yes
 Ms. Meira Hertzberg Yes
 Mr. Cristian Toellner Yes
 Mr. Patrick Voorheis Yes
 Mr. Nate Pan Yes
 Mr. Zhitong Wu Yes

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

II. Approval of Minutes

A motion to approve the January 22nd, 2024, meeting minutes was made by Commr. Lentz, the motion was seconded by Commr. Bowler. The motion passed with one abstention from Commr. Lynch.

III. Public Hearings

New Business

1. **MaSPR-24-00**

Major Site Plan Review: 501 West Fayette Street
 Kyle Family Investments TIC, LLC (Owner)
 Joseph Piraino, in-Architects, (Applicant)
 MX-3 Zone District

Mr. Joseph Piraino, from in-Architects, introduced the project.

Commr. Lentz asked for clarification on the location of the added off-street parking spaces. Mr. Piraino clarified that they are not adding any additional spaces, all the spaces are already existing on site. Commr. Lentz as for clarification on comment left from the water engineering department. The owner of the building, Mr. Harold Kyle, stated in had been in contact with the water engineering department to determine how they can resolve those concerns and be in compliance. Commr. Kulick asked, with the expanded tenant space, if they anticipated a new type of tenant that may bring with them new concerns surrounding noise or other concerns. Mr. Kyle stated they expected to maintain visual artistic tenants which would be in line with who their tenants have been in the past.

Rick Destito, Owner of The Gear Factory at 200 South Geddes Street, spoke in favor of the Major Site Plan Review application.

Tommy Lincoln, Owner of Stay Fresh Design, spoke in favor of the Major Site Plan Review application.

No Public comments were offered in opposition to the Major Site Plan Review application.

Commr. Kulick asked legal counsel and staff if there is any additional information that would be relevant to this application. Mr. Dishaw stated that this was a comprehensive evaluation of the building and that this would be establishing a good starting point if further changes or new uses are introduced to the building in the future. Commr. Murphy asked if Mr. Dishaw could speak to OCPB's comments. Mr. Piraino stated their hearing with the county was scheduled for Thursday. Commr. Murphy asked if there was anything specific the county wanted to review. Mr. Piraino stated he didn't think so.

Asst. Corporation Counsel Hertzberg confirmed that the Commission had reviewed Part 1 of the Short EAF and confirmed that the Commission was familiar with the questions in Part 2 of the EAF. Commr. Lentz moved to declare the CPC lead agency and made a negative SEQR declaration. Commr. Murphy seconded the motion. The motion passed unanimously.

Commr. Lentz moved to approve the application, MaSPR-24-00. Commr. Lynch seconded the motion. The motion passed unanimously.

2. **MaSPR-24-01**

Major Site Plan Review: 210 Hamilton Street
Stephen Case, 315 Development, LLC. (Owner)
Joseph M. Cavender, QPK Design (Applicant)
MX-3 Zone District

Joe Cavender, QPK Design, introduced the project.

Commr. Lentz asked what the height of the hedging between the proposed structure and the adjacent tire shop is, Mr. Cavender stated they were 3 ½ feet tall. Commr. Lentz asked if the applicant had any data regarding the traffic that would be produced from the drive through facilities. Mr. Cavender stated he would have to defer to Starbucks and that this type of store is a new prototype for the corporation. Commr. Murphy asked who would be installing the new sidewalks and curbs. Mr. Cavender stated they are hoping to coordinate the project with the planned improvements to the sidewalks that the city are making. Mr. Dishaw stated that would have to be coordinated with the city engineering department and DPW but did confirm there are sidewalk improvements planned for this area. Commr. Lentz asked if the sidewalk improvements are part of the dig once plan. Mr. Dishaw stated he was unsure but could get clarification. Commr. Murphy asked what the total amount of curb cuts being requested is. Mr. Cavender stated the total amount of curb cut would be 36 feet. Commr. Murphy asked if the green space on the corner of West Genesee and Lowell is going to be grass. Mr. Cavender confirmed it would be grass and that it would be depressed, per the request of city engineering to capture stormwater. Commr. Murphy stated that she would defer to the city arborist and parks department but would support the addition of more trees to that greenspace in order to screen the exiting cars more. Mr. Dishaw then distributed an updated landscaping plan that had been submitted by the applicant. Commr. Lynch reiterated the questions posed by Commr. Lentz regarding traffic impact. Mr. Cavender stated he felt that with the 29 queuing spaces and the off-street parking spaces, that overflow of cars to the street could be avoided. Commr. Lynch reiterated that he would like to see a traffic

study. Commr. Murphy asked if there would be no seating inside the structure, Mr. Cavender stated that was correct.

No public comments were offered in support of or in opposition to the requested Major Site Plan Review application. Chairman Kulick closed the public comment.

Chairman Kulick asked Asst. Corporation Counsel and Mr. Dishaw if there was any more pertinent information that the commission should be aware of. Mr. Dishaw stated that the MX-3 Zone District does require a 2-story minimum and that the applicants are already scheduled for a public hearing before the Board of Zoning Appeals seeking an Area Variance.

Asst. Corporation Counsel Hertzberg confirmed that the Commission had reviewed Part 1 of the Short EAF and confirmed that the Commission was familiar with the questions in Part 2 of the EAF. Commr. Lentz moved to declare the CPC lead agency and made a negative SEQR declaration. Commr. Bowler seconded the motion. The motion passed unanimously.

Commr. Lentz moved to conditionally approve the application, MaSPR-24-01, on the condition that the applicants get their required approvals from the Board of Zoning Appeals. Commr. Murphy seconded the motion. The motion passed unanimously.

3. **MaSPR-24-02**

Major Site Plan Review: 1001 E. Brighton Avenue
Joe Hucko, Brighton Mews, LLC. (Owner)
Cade Krueger, DDS Companies (Applicant)
CM Zone District

Mr. Krueger, from DDS Companies, and Terry Hice, from McFarland Johnson introduced the project.

Commr. Lentz asked for clarification on the assumptions made in the traffic analysis regarding projected growth rate. Mr. Hice detailed how they gather their data and determine their projected growth rate. Commr. Lentz asked how they were able to determine that most of the traffic would be coming from the south. Mr. Hice stated that again was determined based on the data they collected. Commr. Lynch asked what the peak hours for traffic are. Mr. Hice stated the morning peak hour is from 7:30am to 8:30am, and the evening peak hour is from 4:30pm to 5:30pm.

No individuals spoke in favor of the Major Site Plan Review Application.

Jim Calocerinos, of 134 Lafayette Road, Spoke in opposition of the Major Site Plan Review application.

Kathy Stribley, of 316 North Monticello Drive, spoke in opposition of the Major Site Plan Review application.

Richard Handler, of 505 Seneca Turnpike East, spoke in opposition of the Major Site Plan Review application.

Mr. Krueger addressed comments made, specifically regarding the plantings, and traffic-related concerns. He reiterated that they are in preliminary planning, but they will certainly be incorporating pedestrian traffic controls.

Commr. Lynch asked how they plan to incorporate their snow storage and planting together. Mr. Krueger stated they hope to maintain their planting and greenspace as such and not use that for snow storage. Commr.

Lynch asked staff if there was a specific requirement for snow storage. Staff confirmed there is a 10% of uncovered parking lot area that is required to be designated for snow storage. Jeff Arnold, from Splash Carwash, also spoke addressing some of the concerns raised. Commr. Lynch stated that he feels the concerns raised were not so concerned with how Mr. Arnold intends to run his business, rather the traffic impacts it will have on the surrounding community. Mr. Arnold stated that the peak hours for traffic identified are when their business is slowest. Commr. Lynch asked what the plans were for pedestrian-protective measures were being planned. Mr. Krueger stated they are still in the preliminary stages of the plan, but they intended to incorporate protective measures for pedestrians.

Chairman Kulick closed the public comment.

Chairman Kulick asked Asst. Corporation Counsel and Mr. Dishaw if there was any more pertinent information that the commission should be aware of. Mr. Dishaw stated that the proposed development is a use that is permitted by right in their Zone District. Mr. Dishaw also noted that all the conditions and requirements that were requested by DPW have been met. Mr. Dishaw also stated regarding the comments made by members of the public, that we can't take into consideration potential future projects that have not applied for review with the city yet.

Asst. Corporation Counsel Hertzberg confirmed that the Commission had reviewed Part 1 of the Short EAF and confirmed that the Commission was familiar with the questions in Part 2 of the EAF. Commr. Lentz moved to declare the CPC lead agency and made a negative SEQR declaration. Commr. Bowler seconded the motion. The motion passed unanimously.

Commr. Lentz moved to approve the application, MaSPR-24-02, Commr. Murphy seconded the motion. Commr. Bowler and Chairman Kulick voted in favor of the motion to approve. Commr. Lynch voted against the motion to approve. The motion was approved with a vote of 4-1.

4. Z-2860

Zoning Map Amendment: 2010 and 2014 S. State Street
Katelyn Wright, Executive Director, Greater Syracuse Property Development Corp (Owner & applicant)
R3 Zone District

Mr. Dishaw first explained the nature of the zone map amendment before the board and why it is being referred to them.

Commr. Bowler made a motion to accept the referral on the proposed zone map amendment. Commr. Murphy seconded the motion. The motion passed unanimously.

Terri Luckett, from the Syracuse Land Bank, introduced the project.

Commr. Lentz asked if the owner was going to be renovating the house. Mrs. Luckett confirmed that is correct. Commr. Murphy asked to clarify the current zoning of the involved parcels. Mrs. Luckett stated that 2014 S. State is zone R3, and 2010 S. State is zoned R2. Commr. Murphy asked staff to clarify the difference between the two zones. Asst. Corporation Counsel Hertzberg stated that the zone districts allow for basically the same thing, R3 lots are just smaller sized lots. Commr. Murphy asked if the R3 lot is currently too small for development. Mrs. Luckett confirmed that is correct.

No individuals spoke in favor or opposition of the application.

Chairman Kulick closed the public comment.

Chairman Kulick asked Asst. Corporation Counsel and Mr. Dishaw if there was any more pertinent information that the commission should be aware of. Asst. Corporation Counsel Hertzberg clarified that the companion application was a lot alteration and not a resubdivision. Mr. Dishaw also clarified that this would be a recommendation to the Common Council.

Commr. Murphy moved to approve the application, Z-2860, Commr. Lynch seconded the motion. The motion passed unanimously.

5. SP-99-05M2

Special Use Permit Modification: 3919 S. Salina Street
BAPA S. Salina RE, LLC. (Owner)
Todd Markevicz, APD Engineering & Architecture, PLLC (Applicant)
CM Zone District

Don Redecky, from Dunkin Doughnuts, introduced the project.

No individuals spoke in favor or against the Special Use Permit Modification.

Asst. Corporation Counsel Hertzberg confirmed that the Commission had reviewed Part 1 of the Short EAF and confirmed that the Commission was familiar with the questions in Part 2 of the EAF. Commr. Lentz moved to declare the CPC lead agency and made a negative SEQR declaration. Commr. Lynch seconded the motion. The motion passed unanimously.

Commr. Lynch moved to approve the application, SP-99-05M2, Commr. Bowler seconded the motion. The motion passed unanimously.

Other Business

1. 3S-24-01

Three-Mile Limit – Town of Dewitt
Cryomech Subdivision
Cryomech, Inc. & Midcourt Builders Corp. (Owners)
Nolan Kokkoris, Esq., Bond, Schoeneck & King (Applicant)

Commr. Bowler moved to approve the application, SP-99-05M2, Commr. Lynch seconded the motion. The motion passed unanimously.

V. Adjourn

A motion to adjourn was made by Commr. Lentz and seconded by Commr. Lynch. The motion carried unanimously. The meeting was called to adjourn at 7:26p.m.