

Minutes of the Meeting of the  
 City of Syracuse Planning Commission  
 City Hall, Syracuse, New York  
 03/04/2024

Summary of cases discussed herein:

|            |         |         |         |             |
|------------|---------|---------|---------|-------------|
| SA-2024-02 | R-24-01 | R-24-04 | R-23-71 | MaSPR-23-08 |
| 3S-24-02   |         |         |         |             |

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 6:00p.m.

II. Approval of Minutes

A motion to approve the February 12<sup>th</sup>, 2024, meeting minutes was made by Commr. Bowler, the motion was seconded by Commr. Lynch. The motion passed unanimously.

III. Public Hearings

A. New Business

1. **SA-2024-02**

Street Abandonment  
 Portion of East Genesee Street Right-of-way  
 City of Syracuse (Owner/Applicant)  
 MX-5 Zone District

Mr. Michael Lehmann, the Deputy Commissioner of Asset Management for the City of Syracuse, introduced the project.

Commr. Lentz asked if the entire parking lot was being sold, or just the portion that was still legally a right of way. Mr. Lehmann stated just the portion that was still a right of way, which was the only part of the parcel still owned by the city. Chairman Kulick asked if the intentions were to eventually do a development project that involved residential. Mr. Lehman stated that was correct.

No Public comments were offered in support or opposition to the Street Abandonment application. Chairman Kulick Closed the public comment.

Chairman Kulick asked legal counsel and staff if there is any additional information that would be relevant to this application. No additional information was given.

Commr. Lentz moved to approve the application, SA-2024-02. Commr. Lynch seconded the motion. Commr. Bowler asked about a comment left by city reviewers regarding a city owned electrical panel, and whether that should be addressed now or in the future. Mr. Dishaw stated that this is simply the process to formally recognize that this is no longer a street. The concerns regarding the electrical panel can be addressed in future site plan applications. The motion passed unanimously.

**2. R-24-01**

Resubdivision

901 N. Clinton Street & 931 N. Clinton Street

JPD Corporation (Owner)

David Aitken, Director, Pyramid Management, LLC (Applicant)

MX-4 Zone District

Mr. David Aitken, from Pyramid Management, LLC, introduced the project.

Commr. Lynch asked if they had any specific development plans yet. Mr. Aitken stated they had no formal plans at this time. Commr. Murphy clarified that the road was abandoned. Mr. Aitken stated that was correct.

No public comments were offered in support of or in opposition to the requested Resubdivision application. Chairman Kulick closed the public comment.

Chairman Kulick asked legal counsel and staff if there is any additional information that would be relevant to this application. No additional information was given.

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. Lentz moved to approve the application, R-24-01. Commr. Lynch seconded the motion. The motion passed unanimously.

**3. R-24-04**

Resubdivision

521-23 Park Avenue

Baxter Hankin (Owner/Applicant)

R2 Zone District

Mr. Baxter Hankin, of 220 South Warren St, introduced the project.

Commr. Lentz asked about the comment regarding the potential setback issue. Mr. Hankin stated he believed that the zoning ordinance required a four-foot side setback or a zero-foot setback for zero lot line buildings. Mr. Toellner clarified that common wall structures have a zero-setback requirement, but the portion of the wall on the western side would be required to be setback four feet, but that there is still no formal site plan application submitted. Commr. Lynch asked what the sizes of the potential dwelling units would be. Mr. Hankin stated the two units on the ends would be 960 square feet, and the unit in the middle would be 1850 square feet. Mr. Hankin reiterated that this was still conceptual, so there is some possibility for change. Commr. Lynch asked what he thought those changes would be. Mr. Hankin stated that he

believes the sizes of the dwelling units would be roughly the same, but if the side setback on the Western side is an issue he would reassess.

No public comments were offered in support of or in opposition to the requested Resubdivision application. Chairman Kulick closed the public comment.

Chairman Kulick asked legal counsel and staff if there is any additional information that would be relevant to this application. No additional information was given.

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. Lynch moved to approve the application, R-24-01. Commr. Murphy seconded the motion. The motion passed unanimously.

#### B. Old Business

##### 1. **R-23-71**

Resubdivision

420 & 430 E. Genesee Street

Jemal's Fayette Park, LLC (Owner)

Brian Bouchard, CHA Consulting (Applicant)

MX-5 Zone District

Mr. Brian Bouchard, from CHA Consulting, introduced the project.

No members of the public spoke in support or opposition of the application. Chairman Kulick closed the public comment.

Chairman Kulick asked legal counsel and staff if there is any additional information that would be relevant to this application. No additional information was given.

Commr. Murphy asked if the engineering department had signed off on the maps. Mr. Bouchard stated that he had been in contact with the city engineering department regarding the discrepancy and that he was aware and taking necessary steps to correct it. He stated the final maps he will be submitting for final signatures will be accurate.

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 make a negative SEQR declaration. Commr. Lynch seconded the motion. The motion passed unanimously.

Commr. Lentz moved to approve the application, R-24-01. Commr. Bowler seconded the motion. The motion passed unanimously.

##### 2. **MaSPR-23-08**

420 & 430 E. Genesee Street

Jemal's Fayette Park, LLC (Owner)

Brian Bouchard, CHA Consulting (Applicant)

## MX-5 Zone District

Mr. Brian Bouchard, from CHA Consulting, introduced the project.

Commr. Lentz stated he was present at the BZA hearing where this project had a companion variance application being heard, and he felt the applicants made a compelling argument to allow for their Use Variance to be granted. Commr. Lynch asked the applicant about a review comment made by the city engineering department regarding stormwater runoff. Mr. Bouchard explained what steps they were taking to address those comments. Commr. Lynch asked staff what would be considered “appropriate grading” for the site. Mr. Toellner stated he would have to defer to the engineering department’s expertise. Mr. Bouchard elaborated that the engineering department means that the site is “appropriately graded” so all stormwater is drained to and collected on site. Mr. Dishaw also added that this project would require a building permit for the site work, which would require a drainage plan and would be reviewed by the city engineering department. Commr. Lynch also asked about the stormwater pollution prevention plan. Mr. Bouchard stated that due to the size of the project they are required to submit a stormwater pollution and prevention plan.

No members of the public spoke in support or opposition of the application. Chairman Kulick closed the public comment.

Chairman Kulick asked legal counsel and staff if there is any additional information that would be relevant to this application. Mr. Dishaw distributed a letter to the commissioners from the office of Neighborhood and Business Development, stating the project is compliant with the affordability requirements outlined in ReZone. Chairman Kulick stated for the record that the letter was dated 03/04/2024.

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. Lentz moved to approve the application, R-24-01. Commr. Bowler seconded the motion. The motion passed unanimously.

## IV. Other Business

### 1. **3S-24-02**

Three-Mile Limit Resubdivison - Town of Onondaga  
Young Road – ISGAR Tract  
Eric Gantley (Owner)  
Jay Holbrook (Applicant)

Commr. Bowler moved to approve the application, 3S-24-02, Commr. Lynch seconded the motion. The motion passed unanimously.

## V. Adjourn

A motion to adjourn was made by Commr. Lynch and seconded by Commr. Bowler. The motion carried unanimously. The meeting was called to adjourn at 6:48p.m.