

Minutes of the Meeting of the
City Planning Commission
City Hall, Syracuse, New York
April 18, 2011

I. Summary of cases discussed herein:

SP-11-05	R-11-10	R-11-13	R-11-15	R-11-16
SP-11-09	SR-11-01	SR-11-03	R-11-14	Z-2728
Z-2729	3S-11-01	3S-11-02	3S-11-03	3S-11-04
SP-11-04	SP-11-06	Z-2727	SP-08-13 M4	SP-95-02 M1
SP-95-10 M1	CS-09-42	CS-09-41	CS-11-08	CS-09-81

II. Attendance

Members Present

Ruben Cowart
Steven Kulick
Rebecca Livengood
Linda Henley
George Matthews

Staff Present

Ken Balamut
Nancy Larson
Jeff Harrop

III. Meeting called to order at 6:12 p.m.

IV. Approval of Minutes:

Mr. Steven Kulick made a motion to accept the minutes of the March 28, 2011 meeting of the City Planning Commission. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

V. Public Hearings

1) SP-11-05

Special Permit-Restaurant
645-647, 649-651, 653-655, and 657 North Salina Street
206, 208, 210, 212, 214 East Division Street
928 and 936 North State Street
Estate of Michael P. Creno, c/o Joseph M. Creno, Executor (owner)
ESW Realty, LLC (applicant)
Commercial, Class A

The Commission continued the public hearing opened on March 28, 2011. Mr. Nick Saterno, 2501 James Street, explained to the Commission that Mr. Robert Abbott was unable to attend tonight's public hearing to present the updated plans, and requested the Commission keep the public hearing open until the next scheduled meeting on May 9, 2011 to allow Mr. Abbott to present the updated plans.

No additional people spoke in favor of the proposal.

Mr. Richard Weese, 7686 Mountain Ash Road, Liverpool, New York, spoke in opposition to the proposal.

After further discussion and review, the Commission agreed to hold the public hearing open until the next scheduled meeting on May 9, 2011 to give the public an opportunity to review revised plans and allow Mr. Abbott to present any revised plans to the Commission.

2) R-11-10

Resubdivision

645-647, 649-651, 653-655, and 657 North Salina Street

206, 208, 210, 212, 214 East Division Street

928 and 936 North State Street

Resubdivide eleven parcels into two new Lots

Estate of Michael P. Creno, c/o Joseph M. Creno, Executor (owner/applicant)

Commercial District, Class A

The Commission conducted the public hearing for this proposal in conjunction with the public hearing for SP-11-05.

3) R-11-13

Resubdivision

221, 223, 225, 227 and 229 Lincoln Avenue, and 438-450 Midland Avenue

Resubdivide six lots into 12 new Lots

Syracuse Housing Authority (applicant/owner)

Residential, Class B

Mr. Julian Clark, Plumley Engineering, P.C., 8232 Loop Road, Baldwinsville, New York, spoke to the Commission about the proposal.

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

After further discussion and review, Mr. Steven Kulick made a motion to approve the request with a negative declaration. Ms. Linda Henley seconded the motion. The motion passed unanimously.

4) R-11-15

Resubdivision

153 Simon Drive Rear and 3100-3400 Burnet Avenue Rear

Sutton Investing Corp. (owner/applicant)

Industrial, Class A

Mr. Michael Stanczyk, of Gilberti, Stinziano, Heintz, and Smith, P.C. at 555 East Genesee Street spoke to the Commission about the proposal.

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

After further discussion and review, Ms. Linda Henley made a motion to approve the request with a negative declaration. Mr. George Matthews seconded the motion. The motion passed unanimously.

5) R-11-16
Resubdivision
4837-4865 South Salina Street
St. James Church (owner/applicant)
Residential, Class A-1

Mr. Vaughn Lang, 333 Butternut Drive, spoke to the Commission about the proposal.

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

After further discussion and review, Ms. Rebecca Livengood made a motion to approve the request with a negative declaration contingent upon the Board of Zoning Appeals approving an accompanying request for a waiver of yard requirements. Mr. Steven Kulick seconded the motion. The motion passed unanimously.

6) SP-11-09
Special Permit-Restaurant
2817-2827 James Street
Joseph and Jan Nastri (owner)/Muaamar Yahya (applicant)
Business, Class A

Mr. David Zukher, of Weisberg, Zukher, and VanSty at 109 South Warren Street, spoke to the Commission about the proposal.

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

After further discussion and review, whereupon the Commission recognized the current configuration of on-site parking required backing into the City right-of-way and the applicant indicated that it would not be a problem to reconfigure the on-site parking, Mr. George Matthews made a motion to approve the request with a negative declaration contingent that the on-site parking be reconfigured to prevent backing into the city right-of-way. The motion was seconded by Ms. Rebecca Livengood. The motion passed unanimously.

7) SR-11-01
Site Plan Review - Restaurant
816, 820 and 824-832 Spencer Street
Building Alterations/Additions and Site Alterations
Salt City Enterprises, LLC (owner/applicant)
Lakefront T-5

Mr. Leonard Montreal, of Salt City Enterprises, L.L.C. at 920 Spencer Street, spoke to the Commission about the proposal.

Mr. Robert James, 1118 West Belden Avenue, Ms. Marian Miller, 200 Church Street, Lakeland, and Ms. Beata Karpinska-Prehn, 635 James Street, spoke in favor of the proposal.

No one spoke in opposition to the proposal.

After further discussion and review, whereupon the Commission reviewed the parking and screening requirements, Ms. Rebecca Livengood made a motion to approve the request with a negative declaration and to grant a waiver from the Lakefront-T5 regulations with regard to signage, building material, and window openings as established in the City of Syracuse Zoning Rules and Regulations, as amended. The Commission did not waive the Lakefront-T5 regulations with regard to parking lot landscaping and screening. The motion was seconded by Mr. George Matthews. The motion passed unanimously.

8) SR-11-03
Site Plan
807-811 and 823 North Geddes Street
Building and Site Alterations
Debra and David Sedlack (owner/applicant)
Lakefront (T5)

Mr. Daniel Manning, JCM Architectural Associates at 7449 Morgan Road, spoke to the Commission about the proposal.

Mr. Robert James, 1118 West Belden Avenue, spoke in favor of the proposal. No one spoke in opposition to the proposal.

After further discussion and review, Ms. Rebecca Livengood made a motion to approve the request with a negative declaration and to grant a waiver from the Lakefront-T5 regulations with regard to on-site parking, signage, building material, and window openings as established in the City of Syracuse Zoning Rules and Regulations, as amended. The motion was seconded by Ms. Linda Henley. The motion passed unanimously.

9) R-11-14
Resubdivision
807-811 and 823 North Geddes Street
Resubdivide two Lots into two New Lots
Debra and David Sedlack (owners)
Lakefront (T5)

The Commission conducted the public hearing for this proposal in conjunction with the public hearing for SR-11-03.

As with SR-11-03, Ms. Rebecca Livengood made a motion to approve the request with a negative declaration. The motion was seconded by Ms. Linda Henley. The motion passed unanimously.

10) Z-2728
Change of Occupancy
114-116 and 118-134 Hawley Avenue
Change from Light Manufacturing to Offices and Storage
Housing Visions Unlimited (owner/applicant)
Business, Class A

Mr. Justin Rudzick, 1201 East Fayette Street, and Mr. Mike Malda, 575 North Salina Street, spoke to the Commission about the proposal.

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

After further discussion and review, Ms. Linda Henley made a motion to approve the request with a negative declaration. Mr. Steven Kulick seconded the motion. The motion passed unanimously.

11) Z-2729
Text Amendment
Overlay District-Connective Corridor
City of Syracuse Bureau of Planning and Sustainability (petitioner)

Mr. Owen Kerney, from the City of Syracuse Bureau of Planning and Sustainability, spoke to the Commission about the proposal.

No one spoke in favor of the proposal. Dr. Jeff Standard, 1001 East Genesee Street, spoke in opposition to the proposal.

After further discussion and review, Mr. George Matthews made a motion to approve the request with a negative declaration. Mr. Steven Kulick seconded the motion. The motion passed unanimously.

12) 3S-11-01

Three-Mile Limit Subdivision Review-Town of Clay
5026 Platinum Drive
Scullin and Germain Subdivision Final Plan
Frederick Scullin and Paul Germain (applicants)

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

13) 3S-11-02

Three-Mile Limit Subdivision Review-Town of DeWitt
6012 East Molloy Road
Cardinal Syracuse Defacto Subdivision
Midcourt Builders, Inc. (applicant)

After discussion and review, where Mr. Dave Jones, 217 South Salina Street, availed himself to the Commission to answer any questions about the proposal, Ms. Linda Henley made a motion to approve the proposal with a negative declaration. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

14) 3S-11-03

Three-Mile Limit Subdivision Review-Town of DeWitt
6012 East Molloy Road
Cardinal Syracuse Amended Subdivision
Midcourt Builders, Inc. (applicant)

After discussion and review, which coincided with companion case 3S-11-02, Ms. Linda Henley made a motion to approve the proposal with a negative declaration. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

15) 3S-11-04

Three-Mile Limit Subdivision Review-Town of DeWitt
6211 East Molloy Road
Resubdivision of Lots 2A and 2C, Ellicott Industrial Sites
Jeff Carkner Development, LLC (applicant)

After discussion and review, Mr. Steven Kulick made a motion to approve the request with a negative declaration. Mr. George Matthews seconded the motion. The motion passed unanimously.

VI. Old Business

1) SP-11-04

Special Permit-Light Duty Motor Vehicle Repair
3835 South Salina Street
Douglas Bell and William Burkimsher (owner/applicant)
Business, Class A

After discussion and review, whereupon Mr. Jim Hagan, 180 Intrepid Lane, submitted a revised site plan incorporating revisions to the original plan as recommended by the City of Syracuse Department of Public Works, Mr. Steven Kulick made a motion to approve the request with a negative declaration. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

2) SP-11-06

Special Permit-Restaurant
205 North West Street
Helmut A. Liberatore (owner)/Edward Withers (applicant)
Commercial, Class A

After discussion and review, whereupon Mr. Helmut Libertore, 3401 James Street, submitted a revised sign plan and provided evidence to the intent to establish leased parking within 100 feet of the establishment on property situated at 102 Park Avenue, Mr. Steven Kulick made a motion to approve the request with a negative declaration and with the condition that a lease agreement for parking is successfully executed. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

3) Z-2727

Project Plan Review
605-611 East Raynor Avenue
Construct 191 Student Housing Units
Syracuse University (owner/applicant)
Planned Institutional District

The Syracuse Industrial Development Agency, acting as Lead Agency for this project, held a special meeting on April 8, 2011 and completed SEQR. Therefore the City Planning Commission was able to vote on this proposal.

After discussion and review, Mr. George Matthews made a motion to approve the request. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

VII. Minor Modifications

1) SP-08-13 M4

Special Permit Modification–Window Sign Modification
200 South Franklin Street
Washington Walton Company, LLC (owner)
Dr. Antony Mondo (applicant)
Central Business District, General Service

After discussion and review, Mr. Steven Kulick made a motion to approve the request with a negative declaration. Ms. Linda Henley seconded the motion. The motion passed unanimously.

2) SP-95-02 M1

Special Permit Modification–Ground Sign Modification
1701-1719 Erie Boulevard East
Sunoco, Inc. (owner) / Clinton Signs, Inc. (representative)
Industrial, Class A

After discussion and review, Mr. George Matthews made a motion to approve the request with a negative declaration. Mr. Steven Kulick seconded the motion. The motion passed unanimously.

3) SP-95-10 M1

Special Permit Modification–Ground Sign Modification
2500–2514 Erie Boulevard East
Sunoco, Inc. (owner) / Clinton Signs, Inc. (representative)
Commercial, Class B

After discussion and review, Mr. George Matthews made a motion to approve the request with a negative declaration. Ms. Linda Henley seconded the motion. The motion passed unanimously.

VIII. Certificates of Suitability Not Previously Heard by the Planning Commission Recommended for Approval by the Law Department

1) CS-09-42

114-116 Redfield Place
William Osuchowski (owner)
Residential, Class A

After review, Ms. Linda Henley made a motion to approve the request with a negative declaration. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

2) CS-09-41
410 Clarendon Street
William Osuchowski (owner)
Residential, Class A

After review, Mr. Steven Kulick made a motion to approve the request with a negative declaration. Ms. Linda Henley seconded the motion. The motion passed unanimously.

3) CS-11-08
1203 Madison Street
Diana Huang (owner)
Residential, Class A

After review, Mr. Steven Kulick made a motion to approve the request with a negative declaration. Ms. Linda Henley seconded the motion. The motion passed unanimously.

IX. Certificates of Suitability Not Previously Heard by the Planning Commission
Recommended for Approval by the Law Department with Conditions

1) CS-09-81
709-711 Clarendon Street
Joseph and Cheri Cecile (owners)
Residential, Class A

After review, Ms. Rebecca Livengood made a motion to approve the request with a negative declaration and the condition, as recommended by the Law Department, that the third floor bedroom cannot have direct access from the ground floor. Mr. Steven Kulick seconded the motion. The motion passed unanimously.

X. Authorizations

Mr. Steven Kulick made a motion to authorize those cases listed for the May 9, 2011 meeting. Ms. Rebecca Livengood seconded the motion. The motion carried unanimously.

XI. Adjournment

Ms. Linda Henley made a motion to adjourn. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously and the Commission adjourned at 9:05 p.m.