

Facilitator Gerry Scott

Attendees: Jake Thorsen, Pat Body, Rhonda O'Connor, Caroline West, Logan Reidsine, Lucas Fernandez, Tom Buckel, Sarah Mclwain, Joel Rinne, John Meyer, Lt. Richard Shoff, Owen Kerney, Vince Aldrich, Maureen Dore, Peggy Chase, Richard Zalewski, Craig French

Presentation: Rezone Syracuse: Owen Kerney

All documents are downloadable. Hard copies are available upon request. There will be open public forum meetings in the month of February. The current timeline is dealing with 3 Modules. Once approved by Council it will become local law by late summer 2017.

- 1) Module 1: Completed: New District & Uses
- 2) Module 2: Development Standards (March)
- 3) Module 3: Administration & Procedure (Late spring/summer)

Q. Any property that currently has an exemption, will it be reviewed before its sold or is it grandfathered in?

A. Some of those exemptions to the zoning will legally continue, as they have a permitted variance. If there is a period of inactivity or a major change is requested, the new regulations will kick in and the owner/developer must comply with new ordinance. (New ordinance is not retroactive)

Q. The use of alleys, Syracuse has interesting block sizes, some with no parking. Years ago there was talk about an Alley and DPW got hysterical.

A. There are a lot of communities where alleys have worked well. The upper part of Butternut has high vacancy due to parking issues. That area is an example of where these residential areas would benefit with new zoning map, rezoning the area as a mixed use corridor.

Q. Can you summarize a breakdown of zoning?

A. 41,000 parcels within the city that consist of houses, schools, junk yards, etc. Zoning is a local law that dictates what you may or may not do on each parcel. Residential areas will remain residential and will prevent heavy industry from coming in.

Q. Developers have come into the Northside area, see it as a poor neighborhood and take no regard to the community; for example walkability, etc. and just place parking lots wherever.

A. The design standards developed in Module 2 will define what a developer can or cannot do. This currently does not exist in the current Zoning Ordinance (which is about 50 years old since its last revision). Design standards will define where a dumpster is placed, signage dimensions, lighting, etc. which can be regulated under the new Zoning Ordinance.

Q. How are you going to enforce the new rules?

A. Code enforcement will regulate the new rules. In the commercial zones, new developments will not be given certificate of occupancy until they comply.

Q. Hawley Green homes were built around the 1850's. A majority have come down due to fires, etc. 30% of the neighborhood is now vacant and developers are saying they cannot build on the lots.

A. Currently, any vacant lot with a frontage of 40' or less is considered non-conforming (or non-buildable). The new Zoning Ordinance will allow these non-conforming lots to be developed based on density.

Q. Right now there are parking areas that are built without code regulation, how will this change?

A. Currently, there are minimum parking lot regulations. With new Zoning Ordinance, they will be more effectively managed.

Q. What made you decide the residential area between Grant blvd and Butternut should be open to more businesses? They current businesses don't keep the area clean.

A. Development standards will begin to get at those issues. It is not a silver bullet but it will address parking and trash. Butternut is no longer a residential street.

Q. Are you taking into consideration the character of a neighborhood?

A. This is a bit of a paradigm shift, as the new zoning allows for mixed use rather than strictly residential. This is not set in stone, if you would like to discuss your concerns on specific parcels, feel free to contact Owen directly.

Q. If someone wants to put a drive thru kiosk on a parking lot they own next to their building, will this be acceptable moving forward?

A. Drive thru's will be regulated. Some areas will allow it, while others will not. That type of use will be difficult to do in residential areas.

Q. A resident stated that he lives next door to a guy who operates a mechanic shop out of his garage. Codes has been called on the issue. How do you check to see if codes has visited the property and addressed this issue?

A. Ken Towsley is the Director of Code Enforcement. Owen offered to look into the specific property.

Q. Can code enforcement change their hours?

A. Not a bad idea

Q. What does this new Zoning Ordinance do about Adult Clubs on Northside?

A. This is a current topic of discussion, as there is not much that can be done. Lt. Shoff stated that there is little oversight of these night clubs.

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Special Projects

Special Project Proposal Form and Guidelines were discussed. Deadline for submission of proposals is February 8th. There are currently 3 proposals ideas:

- 1) Trash can for corner of Court and Grant \$1,200
- 2) Trash can for corner of Park and Turle \$1,200
- 3) 10 half barrel planters \$550

Update from City-Wide TNT Board: Strategic Planning Proposal

Pat Body informed the group about the TNT City-wide Strategic Planning Proposal. It was stated that TNT would like to be inclusive and involve as many members as possible. A sign-up sheet was available for individuals to join the process. Tentative dates March 30th, April 27th, May 31st

Announcements

- 1) February 4th at Pastime from 2-5pm benefit for Ed Morris who recently had a fire.
- 2) Visioning Voices is looking for Host Neighborhoods for a speaker series: walking tour, presentations, discussion and dinner
- 3) Landbank: if there are specific presentations that community members would be interested to hear from the Landbank, please let them know. Any sales that Landbank completes must go through Zoning and Codes. 307 Bear st. had a fire and will be going to the Landbank. The Landbank goes through a conditions report that determines if it will be high priority for demolition (as there are limited funds to demo houses each year)