

Minutes of the Meeting of the  
City Planning Commission  
City Hall, Syracuse, New York  
April 26, 2010

I. Summary of cases discussed herein:

Z-2715	Z-2716	PR-10-09	SP-10-07	SP-84-49M1
R-10-10	Z-2717	Z-2718	CS-09-124	CS-10-03
CS-10-08	SR-01-08M1	AS-09-25M1	SP-04-33M1	SP-06-16M3
SR-05-05M1	SP-00-44M1	R-10-11	Z-2719	SR-05-06M1
3S-10-06	SP-10-10	SR-05-03M1	SR-05-09M1	

II. Attendance:

Members Present

Ruben Cowart  
Kathy Murphy  
Steven Kulick  
George Matthews

Staff Present

Owen Kerney  
Nancy Larson  
Heather Lamendola

III. Meeting called to order at 6:10 P.M.

A motion was made by Mr. Kulick to approve the minutes of the April 5, 2010 City Planning Commission meeting. The motion was seconded by Ms. Murphy. Motion carried unanimously.

IV. Public Hearings

1) Z-2715

Text Amendment  
Part A, Section III-Definitions  
Part C, Section III-Parking and Loading Requirements  
City of Syracuse Office of Zoning Administration (applicant)

Mr. Charles Ladd of 115 Strathmore Drive spoke to the Commission about the proposal. He is working as a consultant for the City regarding this text amendment.

No one spoke in favor of the application.

Speaking in opposition to the proposal was Norman Roth, no address given.

After further discussion and review of the request, the Commission closed the case. Later that even the commission unanimously chose to re-open the case and deferred making a decision.

- 2) Z-2716  
Text Amendment  
Part C, Section VIII-Certificate of Suitability  
City of Syracuse Office of Zoning Administration (applicant)

Mr. Charles Ladd of 115 Strathmore Drive spoke to the Commission about the proposal. He is working as a consultant for the City regarding this text amendment.

No one spoke in favor of the application.

Speaking in opposition to the proposal was Joseph Tupper of Manlius, New York, Norman Roth and Mark Wasmund of Pompey, New York.

After further discussion and review of the request, the Commission closed the case. Later that even the commission unanimously chose to re-open the case and deferred making a decision.

- 3) PR-10-09  
Project Site Review  
Façade Alteration–New Storefront  
401 Pond Street  
Azzat Ibrahim (owner/applicant)  
Local Business, Class A

Attorney Mark Wasmund of Pompey, New York spoke to the Commission about the proposal.

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

After further discussion and review of the request, a motion was made to approve the request by Mr. Matthews with a negative declaration. The motion was seconded by Mr. Kulick. The motion carried unanimously.

- 4) SP-10-07  
Special Permit  
Restaurant  
1111-1113 East Fayette Street  
Jin Ping Ni (owner/applicant)  
Business, Class A

Mr. Joe Reddick of 512 Soule Road in Liverpool, New York spoke to the Commission about the proposal. He stated that any dumpster would be appropriately screened. He also stated to the Commission that many of the restaurants customers will be from the vicinity and not require on-site parking.

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

After further discussion and review of the request, a motion was made to approve the request by Ms. Murphy with a negative declaration. Ms. Murphy's motion also included a waiver of the required on-site parking spaces in excess to the 11 provided. The motion was seconded by Mr. Matthews. The motion carried unanimously.

- 5) SP-84-49 M1  
Special Permit  
Used Auto Sales  
322 Butternut Street  
Ronald Yehle (owner/applicant)  
Business, Class A

The property owner, Ronald Yehle spoke to the Commission about the proposal.

The Commission raised questions about the owner's request for 14 parking spaces. The Commission indicated to the owner that there is not enough space for 14 workable parking spaces on the site and eight would be the maximum number of parking spaces in the front of the building.

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

The owner chose to withdraw his application and re-submit a new application in the future. The Commission did not act on this proposal.

- 6) R-10-10  
Resubdivision  
207-211 Merriman Avenue and 108 Grace Street  
Combine Three Parcels into Two New Lots  
David Rownd & Church of God in Christ (applicants/owners)  
Residential District, Class AA

The applicant David Rownd spoke to the Commission about the proposal.

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

After further discussion and review of the request, a motion was made to approve the request by Mr. Kulick with a negative declaration. The motion was seconded by Mr. Matthews. The motion carried unanimously.

- 7) Z-2717  
Petition for a Zone Change  
1510 North Salina Street  
Change zoning from split BA and RB-1 to BA  
1510, LLC/Lynn Perry (owner/petitioner)

Attorney Ronald Sharpe of One Lincoln Center, Syracuse spoke to the Commission about the proposal. Architect William Walton of 225 Wilkinson Street and Scott Perry also spoke to the Commission.

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

After further discussion and review of the request, Mr. Kulick made a request to make a site visit. The Commission deferred making a decision until to next meeting.

- 8) Z-2718  
Petition for a Zone Change  
129 Washington Square  
Change zoning from RB-1 to BA  
Tamara Gilmore as Executrix of the Estate of James Everett (owner/petitioner)

Attorney Ronald Sharpe spoke to the Commission about the proposal. Architect William Walton and Scott Perry also spoke to the Commission.

Mr. Richard Sargent of 892 East Brighton Avenue, and a representative of the estate of the deceased owner, spoke in favor of the proposed zone change. Mr. Robert Bourguignon of 210 Washington Square also spoke in favor of the application.

No one spoke in opposition to the application.

After further discussion and review of the request, Mr. Kulick made a request to make a site visit. The Commission will defer making a decision until to next meeting.

V. Old Business

- 1) CS-09-124 (Continuation of Hearing from 2/22 and 3/15/10)  
Certificate of Suitability  
Determination of Parking Regulations  
209 Roosevelt Avenue  
Shymoon Hosein (owner/applicant)  
Residential, Class A-1

After further discussion and review of the request, the Commission deferred making a decision on the case.

- 2) CS-10-03 (Continuation of Hearing from March 15, 2010)  
Certificate of Suitability  
Determination of Parking Regulations  
305-307 Roosevelt Avenue  
William and Catherine Wasserman (owners/applicants)  
Residential, Class A

After further discussion and review of the request, the Commission deferred making a decision on the case.

- 3) CS-10-08  
Certificate of Suitability  
Determination of Parking Regulations  
689 Allen Street  
David Wynn (owner/applicant)  
Residential, Class A-1

After further discussion and review of the request, the Commission deferred making a decision on the case.

## VI. Modification Considerations

- 1) SR-01-08 M1  
Site Plan Review  
411 Spencer Street  
Communication Antennas (5)  
Replace 4 antennas and add one 12" diameter dish antenna on an existing tower  
Capital District Concrete BATC/Onondaga Concrete Company (owner)  
Clearwire Wireless Broadband (applicant)  
Lakefront, T4

Due to the large case load for the May 17, 2010 Planning Commission meeting, the Commission authorized this public hearing for their June 7 meeting.

- 2) AS-09-25 M1  
Administrative Permit  
Off-Premise Advertising Modification  
1208-1218 South Salina Street  
Leroy Fields (owner)  
Lamar Outdoor Advertising (applicant)  
Commercial, Class A

Due to the large case load for the May 17, 2010 Planning Commission meeting, the Commission authorized this public hearing for their June 7 meeting.

- 3) SP-04-33M1  
Special Permit-Restaurant  
Floor Plan & Signage Modification  
123 Marshall Street  
David Jacobs (property owner)/ Seth Berkowitz (applicant)  
Business, Class A

After further discussion and review of the request, the Commission chose to authorize this proposal for a public hearing at their next meeting on May 17, 2010.

VII. Minor Modifications

- 1) SP-06-16 M3  
Special Permit-Restaurant  
Façade Modification  
2700 James Street  
Anthony Calarese(owner)/ Shaun Morrison(applicant)  
Business, Class A

Mr. Kerney spoke to the Commission about the proposal.

After further discussion and review of the request, a motion was made to approve the request by Mr. Kulick with a negative declaration. The motion was seconded by Mr. Matthews. The motion carried unanimously.

- 2) SR-05-05 M1  
Site Plan Review  
118-122 West Seneca Turnpike  
Communication Antennas (4)  
Permission to replace and relocate 4 antennas on the roof of  
Valley Vista Houses, Inc. (owner)  
Clearwire Wireless Broadband (owner/applicant)  
Residential, Class B

Mr. Kerney spoke to the Commission about the proposal.

After further discussion and review of the request, a motion was made to approve the request by Mr. Matthews with a negative declaration. The motion was seconded by Mr. Kulick. The motion carried unanimously.

- 3) SP-00-44M1  
Special Permit-Restaurant  
Façade Modification  
219-225 West Fayette Street  
Heritage Daniel, LLC. (owner)/ Curtis Butler (applicant)  
Central Business District, General Service A District

Mr. Kerney spoke to the Commission about the proposal.

After further discussion and review of the request, a motion was made to approve the request by Mr. Kulick with a negative declaration. The motion was seconded by Ms. Murphy. The motion carried unanimously.

## VIII. Discussion

### 1) SEQR Consideration for the Pike Block Project

Syracuse Industrial Development Agency's request to be lead agency for the SEQR process was approved. A motion was made to approve the request by Mr. Kulick and the motion was seconded by Ms. Murphy. The motion carried unanimously.

## IX. Public Hearing Authorizations for MONDAY May 17, 2010:

1. R-10-11  
Resubdivision  
410-412 Gifford Street  
Combine Two Parcels into One New Lot  
Home Head Quarters, Inc. (owner/applicant)  
Residential, Class B
2. Z-2719  
Text Amendment  
Part C, Section VI-Signs  
Extend Prohibition of Off-Premise Advertising Southerly to Castle Street  
City of Syracuse Office of Zoning Administration (applicant)
3. SR-05-06 M1  
Site Plan Review  
Communication Antennas (8)  
821 East Brighton Avenue  
Replace 5 antennas and add 3 more antennas on the penthouse walls  
Syracuse Senior Citizens Project Corporation (owner)  
Clearwire Wireless Broadband (applicant)  
Residential, Class B
4. 3S-10-06  
Three-Mile Limit  
Town of DeWitt  
Lands of Thresh  
One Lot Industrial Subdivision  
William A. Thrush (applicant)

5. SP-10-10  
Special Permit  
121 West Fayette Street  
Balle 31 Inc.(owner)  
Central Business District, General Service A
  
6. SR-05-03 M1  
Site Plan Review  
Communication Antennas (8)  
301 Fabius Street  
Replace four panel antennas and two dish antennas and then add two dish antennas  
Syracuse Housing Authority (owner)  
Pyramid Network Services, LLC (applicant)
  
7. SR-05-09 M1  
Site Plan Review  
Communication Antennas (4)  
918 Euclid Avenue  
Replace three panel antennas and add one dish antenna on the church steeple  
Erwin First United Methodist Church (owner)  
Clearwire Wireless Broadband (applicant)
  
8. SP-04-33M1  
Special Permit-Restaurant  
Floor Plan & Signage Modification  
123 Marshall Street  
David Jacobs (property owner)/ Seth Berkowitz (applicant)  
Business, Class A

Staff recommends authorization of all cases above for public hearings on MONDAY, May 17, 2010.

After further discussion and review of the request, a motion was made by Mr. Kulick and seconded by Mr. Matthews to approve all of the authorizations. The motion carried unanimously.

X. Adjournment

A motion was made by Dr. Cowart and seconded by Mr. Matthews to adjourn the meeting. Motion carried unanimously.