

Minutes of the Meeting of the  
City Planning Commission  
City Hall, Syracuse, New York  
June 28, 2010

I. Summary of cases discussed herein:

SP-10-14	AS-10-19	R-10-15	R-10-19	3S-10-07
3S-10-08	CS-09-124	CS-10-03	CS-10-08	SR-05-09M1
PS-10-01	SP-10-12	SP-05-05M1	SP-04-37M1	PR-09-28M1
Z-2720	R-10-04	SP-10-15	SP-10-16	

II. Attendance:

Members Present

Ruben Cowart  
Kathy Murphy  
George Matthews  
Steve Kulick

Staff Present

Owen Kerney  
Nancy Larson  
Heather Lamendola

III. Meeting called to order at 6:05 P.M.

A motion was made by Mr. Matthews to approve the minutes with corrections, for the June 7, 2010 City Planning Commission meeting. The motion was seconded by Ms. Murphy. Motion carried unanimously.

IV. Public Hearings

1) SP-10-14

Special Permit  
Restaurant within a Convenience Store  
315-319 South Geddes Street  
Alnoor Real Estate, LLC (owner)/Enan Algothaim (applicant)  
Business, Class A

Robert Romeo, an attorney at 314 East Fayette 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 of the request, a motion was made to approve the request by Ms. Murphy. The motion included the necessary waiver for the proposed signage. The motion was seconded by Mr. Matthews. The motion carried unanimously.

- 2) AS-10-19  
Sign Waiver Modification  
Request for Additional Signage  
110 West Fayette Street  
Hub Properties Trust c/o Relt Management & Research, LLC (owner)  
Kassis Superior Signs (applicant)  
Central Business District, Retail

Karen Benanate, a representative of Cadaret, Grant spoke to the Commission about the proposal.

No one spoke in favor of or in opposition to 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 Ms. Murphy. The motion carried unanimously.

- 3) R-10-15  
Resubdivision  
Combine Three Lots into Two New Lots  
211-223 Meadowbrook Drive  
Michael & Kelly O'Connor and Geoffrey Gilman (owners)  
Residential District, Class A-1

Michael O'Connor, the owner of 223 Meadowbrook Drive spoke to the Commission about the proposal.

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

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

- 4) R-10-19  
Resubdivision  
Combine Three Parcels into Two New Lots  
109-113 North Wilbur Avenue  
Home HeadQuarters, Inc. (owner)  
Residential District, Class B

Bethany Eberle, a representative of Home HeadQuarters, Inc. spoke to the Commission about the proposal.

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

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

- 5) 3S-10-07  
Three-Mile Limit Review  
Town of Salina  
Salina Senior Apartments Subdivision  
Two Lot Residential Subdivision  
Clover Communities Salina, LLC (applicant)

No one spoke to the Commission about the proposal.

No one spoke in favor of or in opposition to 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.

- 6) 3S-10-08  
Three-Mile Limit Review  
Town of Geddes  
Tim Hortons USA (owner)

No one spoke to the Commission about the proposal.

No one spoke in favor of or in opposition to 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.

V. Old Business

- 1) CS-09-124 (Public Hearing from 2/22/10 & 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, a motion was made to consider the property under the previous parking regulations (one parking space for each dwelling unit) for the Certificate of Suitability by Ms. Murphy with a negative

SEQR declaration. The motion was seconded by Mr. Kulick. The motion carried unanimously.

- 2) CS-10-03 (Public Hearing from 3/15/10)  
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, a motion was made to consider the property under the previous parking regulations (one parking space for each dwelling unit) for the Certificate of Suitability by Ms. Murphy with a negative SEQR declaration. The motion was seconded by Mr. Kulick. The motion carried unanimously.

- 3) CS-10-08 (Public Hearing from 4/6/10)  
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, a motion was made to consider the property under the previous parking regulations (one parking space for each dwelling unit) for the Certificate of Suitability by Ms. Murphy with a negative SEQR declaration. The motion was seconded by Mr. Kulick. The motion carried unanimously.

- 4). SR-05-09 M1 (Hearing 5/17/10)  
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)  
Split Residential, Class A and AA

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

- 5) PS-10-01  
Protected Site  
501 Park Street  
Consideration of a Protected Site  
Holy Trinity Church (owner)/Syracuse Landmark Preservation Board (applicant)  
Residential, Class A

After further discussion and review of the request, Ms. Murphy made a motion, with a negative declaration to approve designation based on the SLPB recommendations. The motion was seconded by Mr. Matthews. The motion carried unanimously.

- 6) SP-10-12  
Special Permit  
Restaurant  
2859-2867 South Salina Street  
CPTG Properties, LLC (owner)/Leader Management USA, LLC (applicant)  
Business, Class A

William Pitcher, the project architect spoke to the Commission about the proposal.

Mirz Tihic of Leader Management USA, LLC. also spoke to the Commission.

After further discussion and review of the request, Mr. Matthews made a motion to approve the request with a negative declaration. The motion included the necessary parking waivers. The motion was seconded by Ms. Murphy. Mr. Kulick abstained from voting and the motion passed with three votes in favor.

- 7) SP-05-05 M1  
Special Permit Modification Consideration—Restaurant in a Convenience Store  
4335 South Salina Street  
Cota Development Corp. (owners)/Adnan Alshaif (applicant)  
Business, Class A

After further discussion and review of the request, Mr. Matthews made a motion to deny the request without prejudice. Ms. Murphy seconded the motion for discussion. Mr. Matthews explained that the submitted floor plan will limit the function of the business to a take-out restaurant. The motion carried unanimously.

VI. Minor Modifications

- 1) SP-04-37M1  
Special Permit Modification – Restaurant  
713 South Crouse Avenue  
Ginko Tree, LLC. (owner)/ Chang, Liu, Huang. LLC (applicants)  
Business, Class A

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.

- 2) PR-09-28M1  
Project Site Review Modification – Parking Lot Revision  
100-166 Oakland Street & #00 Block of Fineview Place (unopened)  
Abby Lane, LLC. (owner)  
Residential District, Class B

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.

- 3) Z-2720  
Project Plan Review  
510 Kirkpatrick Street  
Construct Two Additions onto an Existing Building  
Cathedral Candle Company (owner/applicant)  
Planned Development District

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.

VII. New Business

- 1) R-10-04  
Resubdivision – Time Extension  
613-617 Marcellus Street  
Reconfigure two lots into two new lots  
Home HeadQuarters, Inc. / Jeffery Beck (owner/applicant)  
Local Business, Class A

This request has been withdrawn; the resubdivision map has been filed with the Clerk's Office.

VIII. Discussion

None

IX. Public Hearing Authorizations for **MONDAY July 19, 2010:**

1. SP-10-15  
Special Permit – Car Wash  
3835 South Salina Street  
Ashland, Inc. (owners)/ Douglas Bell & William Burkimsher (applicants)  
Local Business, Class A
  
2. SP-10-16  
Special Permit – Light Duty Auto Repair  
159 & 211 Richmond Avenue  
Roth Steel Corp. (owner)/ Rescue Mission Auto Donation Center (applicant)  
Local Business, Class A

Staff recommends authorization of all cases above for public hearings on MONDAY, July 19, 2010.

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

X. Adjournment

A motion was made by Ms. Murphy and seconded by Mr. Kulick to adjourn the meeting. Motion carried unanimously.