

Minutes of the Meeting of the
City Planning Commission
City Hall, Syracuse, New York
August 9, 2010

I. Summary of cases discussed herein:

SP-84-49 M2	SP-05-05 M2	SP-09-01 M1	PS-10-02	CS-09-39
SP-85-36 M1	CS-09-101	CS-10-38	CS-10-39	CS-10-40
CS-10-41	CS-10-42	CS-10-43	CS-10-07	PR-08-15
Z-2721	Z-2722			

II. Attendance:

Members Present

Ruben Cowart
Rebecca Livingood
George Matthews
Steve Kulick

Staff Present

Jeff Harrop
Nancy Larson
Heather Lamendola

III. Meeting called to order at 6:08 P.M.

A motion was made by Mr. Matthews to approve the minutes with corrections, for the July 19, 2010 City Planning Commission meeting. The motion was seconded by Mr. Kulick. The motion was carried unanimously.

IV. Public Hearings

- 1) SP-84-49 M2
Special Permit
Used Auto Sales-Modification to maintain light duty automotive repair
322 Butternut Street
Ronald Yehle (owner/applicant)
Business, Class A

Mr. Ronald Yehle, the applicant at 1813 West Genesee 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, the Commission took no action until the applicant returns with a site plan to scale.

- 2) SP-05-05 M1
Special Permit
Restaurant within a Convenience Store
4335 South Salina Street
Cota Development Corp (owner)/ Adnan Alshaif (applicant)

Business, Class A

Mr. Adnan Alshaif, the applicant at 1324 Burnet Avenue, spoke to the Commission about the proposal.

No one spoke in favor of the proposal. Three people spoke in opposition to the proposal.

After further discussion and review of the request, the Commission took no action on the proposal.

- 3) SP-09-01 M1
Special Permit
Indoor Recycling Center – Bottle & Can Return
4100-4106 South Salina Street
James Wallace & Catherine Scott (owner/applicant)
Business, Class A

Mr. Earnest L. Johnson, the applicant and lessee at 204 Dawes Avenue, spoke to the Commission about the proposal.

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

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

- 4) PS-10-02
Protected Site
Consideration of Designation
678 West Onondaga Street
678 West Onondaga Street, LLC (owner)
Syracuse Landmark Preservation Board (applicant)
Residential, Class B-Transitional

Ms. Kate Auder, staff member to the Syracuse Landmark Preservation Board and applicant at 141 Buckingham Avenue, spoke to the Commission about the proposal.

Ms. Kathleen Discenna at 8059 Kirkville Road in Kirkville, New York spoke in favor of the proposal.

No one spoke in opposition to the proposal.

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

- 5) CS-09-39
Certificate of Suitability
839 Livingston Avenue
Wild Blue Yonder Leasing, LLC (owner/applicant)
Residential, Class A-1

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

Four people spoke in opposition to the proposal.

After further discussion and review of the request, the Board took no action on the request.

V. Modification Consideration

SP-85-36 M1

Special Permit Modification-Restaurant
Signage Modification
1522-1534 Erie Boulevard East
CNL APF Partners, LP (owner)
Carrols, LLC (applicant)
Industrial, Class A

After discussion and review of the proposed request, the Commission decided to schedule the request for a public hearing on Monday, August 30, 2010.

VI. Certificates of Suitability Not Previously Heard by Planning Commission
Recommended for Approval per Law Department

CS-09-101

Certificate of Suitability
213-215 Greenwood Place
Joan Horton/Arlene Borden (owners)
Residential, Class A-1

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

VII. Certificates of Suitability Previously Denied by Planning Commission
Recommended for Approval per Law Department

1) CS-10-38

Certificate of Suitability
240-242 Fellows Avenue
Denis Walsh (owner)
Residential, Class A

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

2) CS-10-39

Certificate of Suitability
915 Westcott Street

John Cerami (owner)
Residential, Class A-1

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

- 3) CS-10-40
Certificate of Suitability
1124 Westcott Street
Shayma Ramikissoo (owner/applicant)
Residential, Class A

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

- 4) CS-10-41
Certificate of Suitability
612 Westcott Street
Bruce Coville (owner/applicant)
Residential, Class AA

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

- 5) CS-10-42
Certificate of Suitability
827 Lancaster Avenue
Susan Henderson (owner/applicant)
Residential, Class A-1

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

- 6) CS-10-43
Certificate of Suitability
205 Bassett Street
H. Peter McCarthy/Jane Slabowski (owner/applicant)
Residential, Class A

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

- 7) CS-10-07
Certificate of Suitability
854 Maryland Avenue

Christian and Allison Borchert (owner/applicant)
Residential, Class A-1

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

VIII. Minor Modifications

- 1) Z-2721
Project Plan Review-Modification
809 Walnut Avenue
Syracuse University (owner/applicant)
Planned Institutional District

After discussion and review of the request, a motion was made to defer the request to the City of Syracuse Department of Public Works by Mr. Kulick. Mr. Matthews seconded the motion. The motion carried unanimously.

- 2) Z-2722
Project Plan Review
901 Walnut Avenue
Athenians of Syracuse, Inc. (owner/applicant)
Planned Institutional District

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

IX. Informational Items

SP-09-13
Special Permit-Care Home
168 Lincoln Avenue
Christopher Community (owner)
Syracuse Behavioral Healthcare (applicant)

X. Old Business

PR-08-15
Project Site Review Time Extension
1100 East Genesee Street
Request Extension until August 11, 2012
Ronald McDonald House Charities of Central New York (owner/applicant)

Ms. Beth Trunfio, representing the applicant, Central New York Ronald McDonald House Charities (CNY, RMHC) at 1027 East Genesee Street spoke to the Commission about the request.

Mr. Bob Baldwin, an attorney at 100 Clinton Square spoke in favor of the request.

No one spoke in opposition of the request.

After discussion and review of the request, a motion was made to approve the request by Mr. Kulick. Ms. Livingood seconded the motion. The motion carried unanimously.

XI. Public Hearing Authorizations for August 30, 2010

- 1) R-10-24
Resubdivision
Combine Four Parcels into Three New Lots
649-659 Gifford Street
Syracuse Habitat for Humanity (owner)
Residential District, Class AA and Local Business District, Class A
- 2) 3S-10-09
Three-Mile Limit Review
Town of Onondaga
Sherwood Heights – Section D
Four Lot Residential Subdivision
David P. Killian (applicant)
- 3) SR-10-01
Site Review-Tower/Antennae
947 Pond Street
Install three antennae, two dishes, and an equipment cabinet on the penthouse walls
(owner)
(applicant)
Residential, Class B-1
- 4) R-10-28
Resubdivision
115 West Fayette Street, 330 South Salina Street, and 306-312 South Salina Street
Combine three parcels into one new Lot
MDF Property Holdings, LLC (owner of 115 West Fayette and 300 South Salina Street)
City of Syracuse (owner 306-312 South Salina Street)
CBD, General Service A (115 West Fayette Street)
CBD, Retail (300, 306-312 South Salina Street)
- 5) SP-10-18
Special Permit – Dog Daycare in Lakefront T-5(2) District
667 North Clinton Street
Lakefront Lofts, LLC.(owner)/ The Barking Orange, LLC (applicant)
Lakefront T-5(2) District
- 6) SP-10-19
Special Permit – Care Home
2530 James Street

2530 James Street, LLC. (owner/applicant)/ Stephen Skinner (representative)
Business, A

7) SP-10-20

Special Permit – Restaurant
402-412 South Franklin Street
Walton Street Corp (owner)/ Tim Giocondo (applicant)
CBD-GSA

XII. Adjournment

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