

Minutes of the Meeting of the
City Planning Commission
City Hall, Syracuse, New York
August 30, 2010

I. Summary of cases discussed herein:

R-10-24	R-10-28	SP-10-18	SP-10-19	SP-10-20
SP-85-36 M1	SR-10-01	3S-10-09	CS-09-84	CS-09-53
CS-10-53	SP-05-05 M2	SP-84-49 M2	CS-09-39	SEQR Lead Agency Consideration

II. Attendance:

Members Present

Ruben Cowart
Rebecca Livengood
George Matthews
Linda Henley

Staff Present

Jeff Harrop
Nancy Larson
Heather Lamendola

III. Meeting called to order at 6:21 P.M.

A motion was made by Ms. Livengood to approve the minutes for the August 2nd and August 9th, 2010 City Planning Commission meetings. The motion was seconded by Mr. Matthews. The motion was carried unanimously.

IV. Public Hearings

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

Ms. Suzanne Williams, the legal representative for Syracuse Habitat for Humanity, spoke to the Commission about the proposal.

No one spoke in favor or opposition to the proposal.

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

2) R-10-28

Resubdivision- Combine three parcels into One New Lot
115 West Fayette Street, 330 South Salina Street, and 306-312 South Salina Street
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)

Mr. Bob Garner, representing MDG Property Holdings, LLC and the City of Syracuse at One Websters Landing, spoke to the Commission about the proposal.

Ms. Merike Triek at 572 South Salina Street 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 with a negative declaration by Ms. Livengood. The motion was seconded by Ms. Henley. The motion carried unanimously.

3) SP-10-18

Special Permit–Dog Daycare
667 North Clinton Street
Lakefront Lofts, LLC (owner)/ The Barking Orange, LLC (applicant)
Lakefront T-5(2) District

Mr. Edward Menkin, at 316 Berkley Drive, spoke to the Commission about the proposal.

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

Ms. Karen Thomas, at 336 Wendall Terrace, asked for clarification regarding ownership of a nearby grassy area. After further discussion and review of the request, a motion was made to approve the request with a negative declaration by Ms. Livengood. The motion was seconded by Ms. Henley. The motion carried unanimously.

4) SP-10-19

Special Permit–Care Home
2530 James Street
2530 James Street, LLC (owner/applicant)
Business, A

Mr. Stephen Skinner, at 307 Forrest Hill Drive, 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 with a negative declaration by Ms. Livengood. The motion was seconded by Mr. Matthews. The motion carried unanimously.

5) SP-10-20

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

Mr. Robert Tisdell, at 615 University Building, 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 extend the public hearing by Ms. Livengood. The motion was seconded by Mr. Matthews. The motion carried unanimously.

6) 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

No one spoke to the Commission about the proposal and no one spoke in favor of or opposition to the proposal.

After further discussion and review of the request, a motion was made to deny the proposal without prejudice by Ms. Livengood. The motion was seconded by Ms. Henley. The motion carried unanimously.

7) SR-10-01

Site Review-Tower/Antennae
947 Pond Street
Install three antennae, two dishes, and an equipment cabinet on the penthouse walls
Syracuse Housing Authority (owner)
Clearwire Wireless Broadband (applicant)
Residential, Class B-1

Mr. Tim Richmond, at 116 Garfield Avenue, Oneida, New York 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, whereupon Ms. Livengood recused herself, a motion was made to approve the request with a negative declaration by Mr. Matthews. The motion was seconded by Ms. Henley. The motion carried unanimously.

- 8) 3S-10-09
Three-Mile Limit Review
Town of Onondaga
Sherwood Heights – Section D
Four Lot Residential Subdivision
David P. Killian (applicant)

No one spoke to the Commission about the proposal and 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 with a negative declaration by Mr. Matthews. The motion was seconded by Ms. Henley. The motion carried unanimously.

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

- 1) CS-09-84
Certificate of Suitability
103 Judson Street
C. Terzella, LLC (owner/applicant)
Condition Screening the Parking Area
Residential, Class A

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

- 2) CS-09-53
Certificate of Suitability
1025-1027 Westcott Street
Potamianos Properties, LLC (owner/applicant)
Condition Screening the Parking Area
Residential, Class A-1

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

- 3) CS-10-53
Certificate of Suitability
726 Euclid Avenue
Kriteman Family Trust (owner/applicant)
Condition room labeled “Common Area” on first floor cannot be used as a Bedroom
Residential, Class AA

After discussion and review of the request, a motion was made to approve the request with the condition that the room labeled “Common Area” on the first floor cannot be used as a bedroom, and with a negative declaration by Ms. Livengood. The motion was seconded by Ms. Henley. The motion carried unanimously.

VI. Old Business

- 1) SP-05-05 M2
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 at the August 9th meeting of the City Planning Commission, where no one spoke in favor of the proposal and three people spoke in opposition to the proposal.

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

After further discussion and review of the request, a motion was made to deny the proposal without prejudice by Mr. Matthews. The motion was seconded by Ms. Henley. The motion carried unanimously.

- 2) SP-84-49 M2
Special Permit Modification-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 at the August 9th meeting of the City Planning Commission, where no one spoke in favor of or opposition to the proposal.

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

After further discussion and review of the request and in the best interests of the applicant and the City of Syracuse, the Commission decided to defer the proposal

in order to offer the applicant an opportunity to confirm that the available space can accommodate the desired number of vehicles.

- 3) 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 at the August 9th meeting of the City Planning Commission, where four people spoke in opposition to the proposal.

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

After further discussion and review of the request, a motion was made to deny the request with prejudice by Ms. Livengood. The motion was seconded by Mr. Matthews. The motion carried unanimously.

VII. New Business

- 1) SEQR Lead Agency Consideration
for the Syracuse Urban Renewal Plan by S.U.R.A.

After discussion and review of the request, a motion was made to act as the lead agency in the State Environmental Quality Review Act submission for the Syracuse Urban Renewal Plan by Ms. Livengood. The motion was seconded by Mr. Matthews. The motion carried unanimously.

XII. Adjournment

A motion was made by Ms. Livengood and seconded by Ms. Henley to adjourn the meeting. The motion carried unanimously.