

Minutes of the Meeting of the  
City Planning Commission  
City Hall, Syracuse, New York  
September 20, 2010

I. Summary of cases discussed herein:

SP-10-22	R-10-30	SP-10-20	SP-10-17	AS-10-25
Z-2723	SP-10-23	3S-10-10	CS-09-03	CS-09-43
CS-09-73	CS-10-57	CS-10-99	CS-10-100	CS-10-66
CS-09-74	CS-10-09	CS-10-73	CS-10-75	CS-10-91
SP-84-49M2	Z-2721			

II. Attendance:

Members Present

Ruben Cowart  
Linda Henley  
Steve Kulick  
Rebecca Livengood  
George Matthews

Staff Present

Jeff Harrop  
Nancy Larson  
Heather Lamendola

III. Meeting called to order at 6:06 p.m.

IV. Public Hearings

1) SP-10-22

Special Permit-Bed and Breakfast  
710-714 North McBride Street  
Rocci and Jennifer DeCaro (owner/applicant)  
Residential, Class A

Ms. Jennifer DeCaro and Mr. Rocci DeCaro, the owners and applicants, spoke to the Commission about the proposal.

Mr. Stavros Angopolis of 501 East Florence 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 Mr. Kulick. The motion was seconded by Ms. Henley. The motion carried unanimously.

2) R-10-30

Resubdivision  
710-714 North McBride Street  
Rocci and Jennifer DeCaro (owner/applicant)  
Residential, Class A

Ms. Jennifer DeCaro and Mr. Rocci DeCaro, the owners and applicants, 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 with a negative declaration by Ms. Livengood. The motion was seconded by Ms. Henley. The motion carried unanimously.

- 3) SP-10-20 (Hearing Held Open from 8/30/10-H/L/C/M)  
Special Permit–Restaurant  
402-412 South Franklin Street  
Walton Street Corp (owner)/ Gio’s Tavern, Inc (applicant)  
Central Business District, General Service, Class A

Mr. Tim Giocondo, the applicant, 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 with a negative declaration by Mr. Matthews. The motion was seconded by Ms. Henley. The motion carried unanimously.

- 4) SP-10-17  
Special Permit-Indoor Amusement and Recreation  
449 Hawley Avenue  
James W. Husted (owner/applicant)  
Business, Class A

Mr. James Husted, the applicant, spoke to the Commission about the proposal.

One person spoke in favor of the proposal and one person submitted an e-mail 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 Mr. Matthews. The motion was seconded by Mr. Kulick. The motion carried with a vote of four to one. Ms. Livengood voted against the proposal.

- 5) AS-10-25  
Sign Exception  
2701-2709 James Street  
Robert M. Fantacone (owner/applicant)  
Business, Class A

Mr. Robert Fantacone, the owner, spoke to the Commission about the proposal.

Two people 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. Henley. The motion was seconded by Ms. Livengood. The motion carried unanimously.

- 6) Z-2723  
Consideration of the 2010 Syracuse Urban Renewal Plan  
Syracuse Urban Renewal Agency (applicant)

Mr. Paul Driscoll, representing the applicant, 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 agreed to defer the proposal pending review by the Onondaga County Planning Board.

- 7) SP-10-23  
Special Permit - Restaurant  
414-417 South Clinton Street  
Anna M. Young (owner) / Michael Tardibone (applicant)  
Commercial Business District, General Service, Class A

Mr. Dan Sincevaughn of Auburn, New York and representing the applicant, spoke to the Commission about the proposal.

No one spoke in favor of the proposal. Tom Babilon spoke in opposition to the proposal, citing a codes violation.

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

- 8) 3S-10-10  
Three Mile Limit Review  
4938-5004 West Taft Road, Town of Clay  
Norwood Holding, LLC and Woodside Developers, Inc (applicant)

No one was present to speak to the Commission about the proposal.

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

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

V. **Certificates of Suitability Previously Heard by the Planning Commission Recommended for Approval**

- 1) CS-09-03 (Heard on April 6, 2009 and Held)  
Certificate of Suitability  
1311 Madison Street  
Jerrold Allred and Amand Lichty (owners)  
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. The motion was seconded by Mr. Matthews. The motion carried unanimously.

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

- 1) CS-09-43 (Heard on October 13, 2009 and Denied without Prejudice)  
Certificate of Suitability  
822 Lancaster Avenue-Front Yard Parking Issue Remains  
William Osuchowski (owner)  
Residential, Class A

After discussion and review of the request, a motion was made to approve the request with the condition that that portion of the driveway which is located in the front yard be removed, and with a negative declaration by Mr. Kulick. The motion was seconded by Mr. Matthews. The motion carried unanimously.

- 2) CS-09-73  
Certificate of Suitability  
814-816 Ackerman Avenue  
Condition-Maintain Parking as shown with rear area limited to 20' by 26'  
Joseph Tupper (owner)  
Residential, Class A

After discussion and review of the request, a motion was made to approve the request with the condition that parking is to be maintained as shown with the rear area limited to 20 feet by 26 feet, and with a negative declaration by Ms. Livengood. The motion was seconded by Ms. Henley. The motion carried unanimously.

- 3) CS-10-57  
Certificate of Suitability  
207 Clarendon  
Condition-Driveway shall not be any wider than 7.8 feet and cannot extend past the existing fence, as indicated on the site plan by the Codes Enforcement Office.  
Paul F. Williams and Christa Williams (owner)  
Residential, Class A-1

After discussion and review of the request, a motion was made to approve the request with the condition that the driveway shall not be any wider than 7.8 feet and cannot extend past the existing fence, as indicated on the site plan by the Codes Enforcement Office, and with a negative declaration by Ms. Henley. The motion was seconded by Ms. Livengood. The motion carried unanimously.

- 4) CS-10-99  
Certificate of Suitability  
506 Allen Street  
Condition-No Third Floor Occupancy as Revealed by Code Enforcement Inspection  
Walter Scammell (owner)  
Residential, Class A-1

After discussion and review of the request, a motion was made to approve the request with the condition that there be no third floor occupancy, and with a negative declaration by Mr. Matthews. The motion was seconded by Mr. Kulick. The motion carried unanimously.

- 5) CS-10-100  
Certificate of Suitability  
107 Hawthorne Street  
Condition-No Third Floor Occupancy as Revealed by Code Enforcement Inspection  
Patrick Pfohl (owner)  
Residential, Class A

After discussion and review of the request, a motion was made to approve the request with the condition that there be no third floor occupancy, and with a negative declaration by Ms. Livengood. The motion was seconded by Ms. Henley. The motion carried unanimously.

- 6) CS-10-66  
Certificate of Suitability  
611 South Beech Street  
Condition-Driveway Should Be No Wider Than 12 Feet in Width from the Abutting Easterly Property Line Extending To the Rear of the Front Porch  
Olga Anastasiou (owner)  
Residential, Class A-1

After discussion and review of the request, a motion was made to approve the request with the condition that the driveway should be no wider than 12 feet in width from the abutting easterly property line extending to the rear of the front porch, and with a negative declaration by Mr. Kulick. The motion was seconded by Mr. Matthews. The motion carried unanimously.

## VII. Certificates of Suitability not Previously Heard by Planning Commission Recommended for Approval per Law Department

- 1) CS-09-74  
Certificate of Suitability  
685-687 Allen Street  
Ronald Falcone (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 Ms. Livengood. The motion was seconded by Mr. Kulick. The motion carried unanimously.

- 2) CS-10-09  
Certificate of Suitability  
821 Comstock Avenue  
Isaac Benishai (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. Kulick. The motion was seconded by Ms. Livengood. The motion carried unanimously.

- 3) CS-10-73  
Certificate of Suitability  
508-510 Broad Street  
Rufino M. Ramos (owner)  
Residential, Class A

After 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.

- 4) CS-10-75  
Certificate of Suitability  
150 Westminster Avenue  
Richard and Maureen Colson (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 Ms. Livengood. The motion was seconded by Ms. Henley. The motion carried unanimously.

- 5) CS-10-91  
Certificate of Suitability  
444 Westcott Street  
Rufino M. Ramos (owner)  
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. The motion was seconded by Livengood. The motion carried unanimously.

## VIII. Old Business

- 1) 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

No one was present to speak to the Commission about the proposal.

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

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

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

No one was present to speak to the Commission about the proposal.

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

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

## IX. Adjournment

A motion was made to adjourn by Ms. Henley and seconded by Mr. Kulick. The motion carried unanimously.