

Minutes of the Meeting of the  
City Planning Commission  
City Hall, Syracuse, New York  
October 12, 2010

I. Summary of cases discussed herein:

SP-87-25 M1	SP-04-12 M1	SP-10-24	R-10-29	R-10-31
R-10-32	AS-10-08 M1	3S-10-11	3S-10-12	3S-10-13
3S-10-14	3S-10-15	Z-2723	Z-2710 M3	CS-09-39
CS-09-86	CS-09-96	CS-09-77	CS-10-84	CS-10-85

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 6:08 p.m.

IV. Public Hearings

1) SP-87-25 M1

Special Permit-Restaurant  
129 Marshall Street  
Angela and Milad Hatem (owners)  
Chipotle Mexican Grill of Colorado, LLC (applicant)  
Business, Class A

Ms. Tiffany Clapper, 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, 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.

2) SP-04-12 M1

Special Permit-Restaurant  
727-729 South Crouse Avenue  
727 South Crouse, LLC (owner)  
Ken Park (applicant)  
Business, Class A

Mr. Ken Park, at 759 North Salina 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, whereupon the Commission expressed concern about the proposed exterior color and suggested the applicant to consider a more neutral color, a motion was made to approve the request with a negative declaration by Mr. Matthews. The motion was seconded by Ms. Livengood. The motion carried unanimously.

- 3) SP-10-24  
Special Permit-Restaurant  
1020 North McBride Street  
Joseph Coco (owner)  
Ullys Mouity (applicant)  
Business, Class A

Mr. Ullys Mouity, at 431 Douglas Street, spoke to the Commission about the proposal. Mr. Jonathan Logan, at 800 North Salina Street, spoke in favor of the proposal. No one spoke in opposition to the proposal.

After further discussion and review, 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.

- 4) R-10-29  
Resubdivision  
Resubdivide Two Parcels into One New Lot  
2703 and 2711-2731 South Salina Street  
Viraj Salina, Inc (owner/applicant)  
Business, Class A

Mr. Francis E. Hunt, Jr, at 250 Harrison Street, Suite #503, spoke to the Commission about the proposal. No one spoke in favor of, or in opposition to the proposal.

After further discussion and review, whereupon the Commission recognized an ongoing project site review, reviewed comments from the Onondaga County Planning Board, and sought clarification from the applicant regarding the demolition of the existing corner building, additional parking, limited access from South Salina Street, and landscaping, 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.

- 5) R-10-31  
Resubdivision  
Resubdivide Three Parcels into Two New Lots  
1228-1230, 1232-1234, and 1238-1240 West Onondaga Street  
Stefan Lucak/Home Headquarters/Alford Purdy and Tamis Greary  
(owners/applicants)  
Residential, Class B

Ms. Terri Luckett of Home Headquarters, Inc, at 990 James Street, Suite 1, spoke to the Commission about the proposal. No one spoke in favor of, or in opposition to the proposal.

After further discussion and review, 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.

- 6) R-10-32  
Resubdivision  
Resubdivide Part of Lot 1 and Part of Lot 7 as Part of Block 292 into Lot 1B and 1C  
621 Marcellus Street and 203-17 Ontario Street  
Home Headquarters, Inc (owner/applicant)  
Business, Class A and Residential, Class B

Ms. Terri Luckett of Home Headquarters, Inc, at 990 James Street, Suite 1, spoke to the Commission about the proposal. No one spoke in favor of or in opposition to the proposal.

After further discussion and review, 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.

- 7) AS-10-08 M1 (Appeal)  
Sign Waiver Appeal  
1 Carousel Center Drive  
Syracuse Industrial Development Agency (owner of record)  
Robert Schoeneck (applicant)  
Industrial, Class B

Mr. Robert Schoeneck, General Manager of the Carousel Center at 9090 Carousel Center Drive, spoke to the Commission about the proposal. Mr. David Holder, President of the Syracuse Convention and Visitor's Bureau at 572 South Salina Street, spoke in favor of the proposal. No one spoke in opposition to the proposal.

After further discussion and review, whereupon the Commission questioned the applicant on other alternatives in terms of size and location, 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 with a three-to-one vote. Mr. Matthews voted against the motion.

- 8) 3S-10-11  
Three Mile Limit Review  
Town of Salina  
440 Block of Swansea Avenue  
Court Street/ James Street Terrace Resubdivision  
Jecka Properties, LLC/Reichert Birchler (applicant)

After discussion and review, 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.

- 9) 3S-10-12  
Three Mile Limit Review  
Town of Geddes  
439, 501, and 515 Walberta Road-West Genesee Tract No. 1  
DeRito-Lane Resubdivision  
Gertrude Lane (applicant)

After discussion and review, 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.

- 10) 3S-10-13  
Three Mile Limit Review  
Town of Camillus, Village of Solvay  
Belle Isle Road  
Honeywell Subdivision  
D.W. Hannig, LS, PC (applicant)

Mr. Cook Alciaty, an attorney with Hiscock and Barclay at 300 South State 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, a motion was made to approve the request by Ms. Livengood. The motion was seconded by Ms. Henley. The motion carried unanimously.

- 11) 3S-10-14  
Three Mile Limit Review  
6600 Weighlock Drive, Town of DeWitt  
Joe Catanzaro-PEMCO Group (applicant)

Mr. Peter Muserlian, President of the PEMCO Group at 217 Montgomery 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, 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.

- 12) 3S-10-15  
Three Mile Limit Review  
4791, 4797, and 4801 Makyas Road, Town of Onondaga  
Onondaga Hill Presbyterian Church (applicant)

Mr. Steve Swarez, representing the Onondaga Hill Presbyterian Church at 4797 Makyas Road in the Town of Onondaga, spoke to the Commission about the proposal. No one spoke in favor of, or in opposition to the proposal.

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

V. Old Business

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

After discussion, whereupon the staff indicated that the Onondaga County Planning Board had responded on the 30<sup>th</sup> day of the notice and therefore the Commission could now make a decision regarding Lead Agency Status, a motion was made to declare the Syracuse Planning Commission Lead Agency for this proposal by Ms. Henley. The motion was seconded by Ms. Livengood. The motion carried unanimously.

VI. New Business

- 1) Z-2710 M3  
Change of Occupancy Modification  
Signage Modification  
1135 Salt Springs  
LeMoyne College (owner/applicant)

The staff presented the proposal to the Commission and after discussion a motion was made to approve the request with a negative declaration by Mr. Matthews. The motion was seconded by Ms. Livengood. Mr. Kulick recused himself. The motion carried unanimously.

VII. Certificates of Suitability Previously Heard by Planning Commission  
Recommended for Approval

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

The staff indicated that the applicant's attorney submitted a new third-floor plan without the rooms labeled. In addition, it was brought to the City's attention that this property was being advertised as a five-bedroom apartment.

After discussion and review, the Commission agreed to defer a decision on the request. Corporation Counsel will write a letter to the owner's attorney.

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

- 1) CS-09-86  
Certificate of Suitability  
710-712 Livingston Avenue  
Relvco, Inc. /Robert Frank (owner)  
Residential, Class A

After discussion and review, 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-09-96  
Certificate of Suitability  
832-834 Sumner Avenue  
Avon, Inc. /Robert Frank (owner)  
Residential, Class A

After discussion and review, 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.

- 3) CS-09-77  
Certificate of Suitability  
921-923 Ackerman Avenue  
Hamr, Inc. /Robert Frank (owner)  
Residential, Class A

After discussion and review, 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.

- 4) CS-10-84  
Certificate of Suitability  
218-220 Kensington Place  
Leonard Dubas/Rebecca Rice (owners)  
Residential, Class A-1

After discussion and review, 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.

- 5) CS-10-85  
Certificate of Suitability  
107 Kensington Place  
Seka Holdings, LLC (owner)  
Residential, Class A-1

After discussion and review, 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.

## IX. Adjournment

A motion was made to adjourn at 8:31 p.m. by Mr. Kulick and seconded by Ms. Henley. The motion carried unanimously.