

Minutes of the Meeting of the
City Planning Commission
City Hall, Syracuse, New York
November 1, 2010

I. Summary of cases discussed herein:

SP-07-28 M2	R-10-33	Z-2723	CS-09-39	Z-2704 M1
SP-08-13 M3	CS-09-97	CS-09-98	CS-10-63	CS-10-76
CS-10-67	CS-10-78	CS-10-80	CS-09-25	CS-10-94

II. Attendance: Members Present

Ruben Cowart
Linda Henley
Steve Kulick
Rebecca Livengood

Staff Present

Jeff Harrop
Nancy Larson
Heather Lamendola

III. Meeting called to order at 6:11 p.m.

IV. Public Hearings

1) SP-07-28 M2

Special Permit Modification-Restaurant
3501 James Street
Floor Plan and Signage Modification
Skinner Development Corp (owner)
Matthew Godard (applicant)
Business, Class A

Mr. Matthew Goddard, at 170 Plymouth Drive, spoke to the Commission about the proposal. One person submitted a letter in favor of the proposal. No one spoke in opposition of the proposal.

After further discussion and review regarding details for the proposed signage and plans to screen existing dumpsters, a motion was made to approve the request with a condition that the applicant submit a screening plan for the dumpsters and a negative declaration by Ms. Henley. The motion was seconded by Ms. Livengood. The motion carried unanimously.

2) R-10-33

Resubdivision
930 James Street and 930 James Street (Rear)
Resubdivide two parcels into one new Lot
George and Rebecca Barnes Foundation (owner/applicant)
Office, Class A

Mr. Chuck Grundner, at 250 South Clinton 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 Ms. Livengood. The motion was seconded by Mr. Kulick. The motion passed unanimously.

V. Old Business

1) Z-2723

Consideration of the 2010 Syracuse Urban Renewal Plan
Syracuse Urban Renewal Agency (applicant)

Mr. Tom Babilon, an Assistant Corporation Counsel, spoke to the Commission about the plan.

After discussion and review, a motion was made to approve the Syracuse Urban Renewal Plan with a negative declaration and recommend approval to the Common Council by Mr. Kulick. The motion was seconded by Ms. Henley. The motion carried unanimously.

2) CS-09-39

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

Based on the most recent correspondence from Mr. Lang, the attorney for the owner, a motion was made to approve the request with a negative declaration by Ms. Livengood. The motion was seconded by Ms. Henley. The motion passed unanimously.

VI. Minor Modifications

1) Z-2704 M1

Project Plan Review Modification
601-609 University Avenue
Syracuse University Bookstore/Fitness Center-Height Modification
Syracuse University (owner/applicant)
Planned Institutional District

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. Livengood. The motion passed unanimously.

2) SP-08-13 M3

Special Permit Modification
200 South Franklin Street and 341 West Washington Street
Washington Station-Tenant Signage Proposals
Washington/Walton Company, LLC (owner/applicant)
Central Business District, General Service

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. Livengood. The motion passed unanimously.

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

- 1) CS-09-97
Certificate of Suitability
812-814 Maryland Avenue
Steve Tzivanis (owner)
Residential, Class A-1

After 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 passed unanimously.

- 2) CS-09-98
Certificate of Suitability
816-818 Maryland Avenue
Steve Tzivanis (owner)
Residential, Class A-1

After 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 passed unanimously.

- 3) CS-10-63
Certificate of Suitability
539-541 Columbus Avenue
Craig Nichols (owner)
Residential, Class A

After 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 passed unanimously.

- 4) CS-10-76
Certificate of Suitability
136-138 Roosevelt Avenue
Poushter Realty, LLC (owner)
Residential, Class A

After 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 passed unanimously.

- 5) CS-10-67
Certificate of Suitability
503 South Beech Street (Pursuant to Variance V-91-65)
Bruce Canfield (owner)
Residential, Class A

After 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 passed unanimously.

- 6) CS-10-78
Certificate of Suitability
787 Ostrom Avenue
FRSL Associates, LLC (owner)
Residential, Class A

After 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 passed unanimously.

- 7) CS-10-80
Certificate of Suitability
723-725 Maryland Avenue
Spiros/Anastasia Mihou-Mihou Family Trust (owner)
Residential, Class A-1

After 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 passed unanimously.

- 8) CS-09-25
Certificate of Suitability
839-841 Ackerman Avenue
Joseph Tupper (owner)
Residential, Class A

After discussion and review regarding the existing concrete pad remaining from the demolition of the garage, a motion was made by Ms. Livengood to approve the request with a negative declaration and accept the concrete chock as a means to prevent parking on the pad. The motion was seconded by Mr. Kulick. The motion passed unanimously.

- 9) CS-10-94
Certificate of Suitability
235 Greenwood Place
C. Terzella, LLC (owner)
Residential, Class A-1

After review, a motion was made to approve the request with a negative declaration and with the condition that the third floor not be used for occupancy by Ms. Livengood. The motion was seconded by Mr. Kulick. The motion passed unanimously.

VIII. Adjournment

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