

Minutes of the Meeting of the
City Planning Commission
City Hall, Syracuse, New York
November 22, 2010

I. Summary of cases discussed herein:

SP-04-57 M1 SP-10-21 SP-06-13 M3 SP-10-25

II. Attendance: Members Present

Ruben Cowart
Linda Henley
Steve Kulick
Rebecca Livengood
George Matthews

Staff Present

Heather Lamendola
Nancy Larson

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

IV. Approval of Minutes: A motion was made by Mr. Steve Kulick to accept the minutes of the November 22, 2010 meeting of the City Planning Commission. The motion was seconded by Ms. Rebecca Livengood. The motion passed unanimously.

V. Public Hearings

1) SP-04-57 M1

Special Permit Modification–Restaurant
Floor Plan and Signage Modification
159-163 Marshall Street
Marshall Street II, LLC (owner) / Dean P. Whittles (applicant)
Business, Class A

Mr. Todd Engle, 214 North State Street, and Mr. Dean Whittles, the applicant, spoke to the Commission about the proposal. Mr. Whittles acknowledged there would be no D.J. booth. No one spoke in favor of the proposal. Ms. Beth Rougeaux, Syracuse University Assistant Vice President for Government Affairs, spoke in opposition to the proposal, citing the abundance of existing establishments serving alcohol in the area.

After further discussion and review, whereupon the Commission requested a revised floor plan showing no D.J. booth and asked for the number of similar establishments in the immediate vicinity of the site, the Commission closed the public hearing and agreed to delay a decision on the proposal pending receipt of the requested items.

2) SP-10-21

Special Permit–Restaurant
410 Pearl Street
David Taylor, Jr. (owner) / Darren Manipole (applicant)
Commercial, Class A

Mr. Darren Manipole spoke to the Commission about the proposal. Nine people spoke in favor of the proposal. No one spoke in opposition to the proposal, although several written comments in opposition were submitted prior to the public hearing.

The Commission questioned the applicant regarding the capacity of the establishment. The applicant stated the establishment could hold 318 persons. The Commission asked the applicant where the patrons would park. The applicant stated that he is hoping to obtain permission to park in the lot across the street.

After further discussion and review, whereupon the Commission requested a parking plan from the applicant, the Commission closed the public hearing and agreed to delay a decision on the proposal pending receipt of the parking plan.

V. Minor Modifications

1) SP-06-13 M3

Special Permit Modification-Restaurant

200 Walton Street

Floor Plan and Signage Modification

RHS Holdings, LLC (owner) / JN Armory Ventures, Inc. (applicant)

Central Business District, General Service, 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 passed unanimously.

VI. New Business

1) SP-10-25

Automatic Special Permit-Restaurant

315-319 South Clinton Street

Butler Building 319 Inc. (owner) / Al's Whiskey and Wine, LLC (applicant)

Central Business District, General Service, 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 Mr. Matthews. The motion passed unanimously.

2) Planning Commission Schedule for 2011

After discussion and review, the Commission agreed to accept an alternate schedule so as not to conflict with the Onondaga County Planning Board schedule.

VII. Adjournment

A motion was made to adjourn by Mr. Matthews and seconded by Mr. Kulick. The motion carried unanimously and the Commission adjourned at 7:46 p.m.