

Minutes of the Meeting of the
City Planning Commission
City Hall, Syracuse, New York
December 13, 2010

I. Summary of cases discussed herein:

Z-2724	Z-2725	SP-10-27	SP-10-26	R-10-37
R-10-38	SR-05-09M2	3S-10-16	SP-04-57M1	SP-10-21
CS-10-126	CS-10-56	Z-2726		

II. Attendance:

Members Present

Ruben Cowart
Steve Kulick
George Matthews

Staff Present

Heather Lamendola
Nancy Larson
Jeff Harrop

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 Mr. George Matthews. The motion passed unanimously.

V. Public Hearings

1) Z-2724

Zone Change-Residential, Class B to Planned Institutional District

Area Bounded by Irving Avenue and Stadium Place on the east, Van Buren St. and Veterans Administration Parking Garage on the north, Renwick Avenue and Fineview Place on the west, and Oakwood Cemetery on the south, specifically 605-611, 709, 707, 705, 703, 700, 702, 704, 706, 708, and 710 East Raynor Avenue, 101 and 125 Henry Street, 914 and 918-922 Irving Avenue, 227 Fineview Place, 101-105, 131-133, 127-129, 125, 123, 119-121, and 117 Standart Street, 100 through 170 Oakland Avenue, 100, 102-120, 141, and 300-310 Stadium Place, and 527-531 Renwick Avenue

Syracuse University/SUNY ESF Foundation/City of Syracuse (owners/applicants)

Mr. Steve Schroeder, Assistant Director of Planning at Syracuse University, spoke to the Commission about the proposal as well as the companion case, Z-2725.

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

After further discussion and review, the Commission agreed to delay a decision on the proposal pending review and comment by the Onondaga County Planning Board.

2) Z-2725

P.I.D. District Plan

Syracuse University P.I. D. District Plan-Sub District #9

Area Bounded by Irving Avenue and Stadium Place on the east, Van Buren St. and Veterans Administration Parking Garage on the north, Renwick Avenue and Fineview Place on the west, and Oakwood Cemetery on the south, specifically 605-611, 709, 707, 705, 703, 700, 702, 704, 706, 708, and 710 East Raynor Avenue, 101 and 125 Henry Street, 914 and 918-922 Irving

Avenue, 227 Fineview Place, 101-105, 131-133, 127-129, 125, 123, 119-121, and 117 Standart Street, 100 through 170 Oakland Avenue, 100, 102-120, 141, and 300-310 Stadium Place, and 527-531 Renwick Avenue
Syracuse University/SUNY ESF Foundation/City of Syracuse
(owners/applicants)

Mr. Steve Schroeder, Assistant Director of Planning at Syracuse University, spoke to the Commission about the proposal as well as the companion case, Z-2724.

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

After further discussion and review, the Commission agreed to delay a decision on the proposal pending review and comment by the Onondaga County Planning Board.

- 3) SP-10-27
Special Permit-Dog Day Care
721 North Clinton Street
Clinton Street SOMA Project, LLC (owner)/The Barking Orange, LLC (applicant)
Lakefront T5 (2)

Ms. Sarah Menkin, at 120 Hertford Street, spoke to the Commission about the proposal.

No one spoke in favor or opposition of the proposal.

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

- 4) SP-10-26
Special Permit-Indoor Amusement and Recreation
2743 Erie Boulevard East
Han Garam, Inc (owner/applicant)
Industrial, Class A

Mr. Tom Robertson, at 333 East Onondaga Street, spoke to the Commission about the proposal.

No one spoke in favor or opposition of the proposal.

After further discussion and review, whereupon the Commission acknowledged the comments from the Onondaga County Planning Board, a motion was made to approve the request with a negative declaration by Mr. Steve Kulick. The motion was seconded by Mr. George Matthews. The motion passed unanimously.

- 5) R-10-37
Resubdivision
110-112 and 116 Comstock Avenue
Realign two parcels into two New Lots
William Osuchowski (owner/applicant)
Residential, Class B

Mr. William Osuchowski, at 300 Euclid Avenue, spoke to the Commission about the proposal.

No one spoke in favor of the proposal. Mr. Richard Alderman, an attorney at 472 South Salina Street and representing Ms. Rita Gokey at 250 Jamesville Avenue, spoke in opposition of the proposal.

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

- 6) R-10-38
Resubdivision
504 and 506 Niagara Street
Combine two parcels into one New Lot
Home Headquarters, Inc. (owner)
Business, Class A

Ms. Bethany Eberle, representing Home Headquarters at 990 James Street, spoke to the Commission about the proposal.

No one spoke in favor or opposition of the proposal.

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

- 7) SR-05-09 M2
Site Review
Communication Antennae (1)
918 Euclid Avenue
Addition of One 12" by 12" microwave panel antennae
Erwin First United Methodist Church (owner)/Pyramid Network Services (applicant)
Residential, Class A and AA

Mr. Chris Bridenbaugh, representing Clearwire Corporation at 100 Meridian Center, Rochester, NY, spoke to the Commission about the proposal.

No one spoke in favor or opposition of the proposal.

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

- 8) 3S-10-16
Three Mile Limit Review
Town of Geddes
Subdivide one Lot into two new Lots
Frank G. Pope (applicant)

Ms. Suzanne Mollett, daughter of the applicant, spoke to the Commission about the proposal.

No one spoke in favor or opposition of the proposal.

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

VI. Old Business

- 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

After discussion and review, a motion was made to approve the request with a sign waiver and a negative declaration by Mr. George Matthews. The motion was seconded by Mr. Steve Kulick. The motion passed unanimously.

- 2) SP-10-21
Special Permit–Restaurant
410 Pearl Street
David Taylor, Jr. (owner)/Darren Manipole (applicant)
Commercial, Class A

After discussion and review, whereupon the Commission considered the parking proposal submitted by the applicant in response to the Commission's request during the public hearing, a motion was made to deny the request without prejudice by Mr. Steve Kulick. The motion was seconded by Mr. George Matthews. The motion passed unanimously.

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

- 1) CS-10-126
Certificate of Suitability
536 Clarendon Street
Hyperion Development-Greg Tweedy CEO (owner)

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

- 2) CS-10-56
Certificate of Suitability
624 Westcott Street
Yuh Mei Lee (owner)

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

VIII. Minor Modifications

- 1) Z-2726
Project Plan Review
100 University Place
New Construction-Infill of Existing Courtyard
Syracuse University (owner/applicant)
P.I.D.

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, explained the proposal to the Commission.

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

IX. New Business

- 1) Lead Agency Request from SIDA for EDR Syracuse, LLC Project

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, explained the request to the Commission.

After discussion and review, a motion was made to approve the request by Mr. Steve Kulick. The motion was seconded by Mr. George Matthews. The motion passed unanimously.

- 2) 2011 Planning Commission Schedule Revision

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, explained to the Commission that the schedule has the Commission meeting the day after Christmas in 2011 and suggested changing the meeting to December 19, 2011.

After discussion and review, a motion was made to approve the revised schedule by Mr. Steve Kulick. The motion was seconded by Mr. George Matthews. The motion passed unanimously.

X. Authorizations

- 1) Mr. George Matthews made a motion to authorize those cases listed for the January 3, 2011 meeting. The motion was seconded by Mr. Steve Kulick. The motion passed unanimously.

XI. Adjournment

A motion was made to adjourn by Mr. Steve Kulick and seconded by Mr. George Matthews. The motion carried unanimously and the Commission adjourned at 7:57 p.m.