

Minutes of the Meeting of the
City Planning Commission
City Hall, Syracuse, New York
January 3, 2011

I. Summary of cases discussed herein:

SP-07-23M2	R-10-39	Z-2724	Z-2725	PR-10-41
AS-10-28	SP-10-13M1	CS-10-129	CS-10-04	CS-10-20
CS-09-56				

II. Attendance:

Members Present

Ruben Cowart
Linda Henley
Steve Kulick
Rebecca Livengood
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 December 13, 2010 meeting of the City Planning Commission with corrections. The motion was seconded by Mr. George Matthews. The motion passed unanimously.

V. Public Hearings

1) SP-07-23 M2

401-445 South Avenue
Special Permit Modification
Not For Profit Community Center Modification
Addition (Expansion) to Existing Structure-Loan Office/Lobby/Account
Office/Teller
City of Syracuse (owner/applicant)
Business, Class A

Mr. William Feraldo, an architect for the applicant, spoke to the Commission about the proposal.

Mr. Paul Driscoll, City of Syracuse Department for Neighborhood and Business Development, spoke in favor of the proposal. No one 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 Ms. Rebecca Livengood. The motion passed unanimously.

- 2) R-10-39
Resubdivision
917-919 and 923 Caleb Avenue
Combine two parcels into one new Lot
Jason Norton and Thomas Garcia (owners/applicants)
Residential, Class A-1

Mr. Thomas Garcia, at 5701 East Circle Drive, Town of Cicero, New York, spoke to the Commission about the proposal.

No one spoke in favor of or opposition to 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 Ms. Linda Henley. The motion passed unanimously.

VI. Old Business

- 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)

The Commission requested staff to forward the submitted traffic study to the appropriate departments for review and comment. The Commission also requested staff to confirm that the applicant will respond to the Onondaga County Board's comments and to explain the concentration of proposed parking facilities versus an alternative plan to disperse parking availability within the area.

- 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)

The Commission requested staff to forward the submitted traffic study to the appropriate departments for review and comment. The Commission also requested staff to confirm that the applicant will respond to the Onondaga County Board's comments and to explain the concentration of proposed parking facilities versus an alternative plan to disperse parking availability within the area.

VII. New Business

- 1) PR-10-41
Project Site Review
401 South Clinton Street
Armory Parking Associates, LLC (owner/applicant)
Central Business District, General Service A

Ms. Lamendola explained the request to the Commission.

After discussion and review, whereupon the Commission confirmed the recommendations of the Syracuse Landmark Preservation Board, a motion was made to deny the request by Ms. Rebecca Livengood. The motion was seconded by Mr. George Matthews. The motion passed unanimously.

- 2) AS-10-28
Sign Waiver
401 South Clinton Street
Armory Parking Associates, LLC (owner/applicant)
Central Business District, General Service A

Ms. Lamendola explained the request to the Commission.

After discussion and review, whereupon the Commission confirmed the recommendations of the Syracuse Landmark Preservation Board, a motion was made to deny the request by Ms. Rebecca Livengood. The motion was seconded by Mr. George Matthews. The motion passed unanimously.

VIII. Minor Modifications

- 1) SP-10-13 M1
Special Permit Modification-Restaurant
401 South Clinton Street
Armory Parking Associates, LLC (owner)
Frank and John Vigliotti (applicants)
Central Business District, General Service A

Ms. Lamendola explained the request 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 Ms. Rebecca Livengood. The motion passed unanimously.

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

- 1) CS-10-129
615-617 Euclid Avenue
Joseph Tupper
Residential, Class AA

After review and discussion, a motion was made to approve the request by Mr. Steve Kulick. The motion was seconded by Ms. Rebecca Livengood. The motion passed unanimously. Subsequent to the approval, a motion for a negative declaration was made by Ms. Rebecca Livengood and seconded by Ms. Linda Henley. The motion for a negative declaration passed unanimously.

- 2) CS-10-04
817 Comstock Avenue
Tammy Oudemool
Residential, Class A-1

After review and discussion, a motion was made to approve the request by Ms. Rebecca Livengood. The motion was seconded by Ms. Linda Henley. The motion passed unanimously. Subsequent to the approval, a motion for a negative declaration was made by Ms. Rebecca Livengood and seconded by Ms. Linda Henley. The motion for a negative declaration passed unanimously.

- 3) CS-10-20
718 Clarendon Street
Michael Albanese
Residential, Class AA

After review and discussion, a motion was made to approve the request by Mr. Steve Kulick. The motion was seconded by Ms. Rebecca Livengood. The motion passed unanimously. Subsequent to the approval, a motion for a negative declaration was made by Ms. Rebecca Livengood and seconded by Ms. Linda Henley. The motion for a negative declaration passed unanimously.

X. Certificates of Suitability Previously Denied by the Planning Commission
Recommended for Approval from Law Department

- 1) CS-09-56
601 Euclid Avenue
William Osuchowski
Residential, Class AA

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

XI. Discussion:

1) Elections

Mr. Steve Kulick made a motion to nominate Dr. Ruben Cowart as chairperson for the Commission. The motion was seconded by Ms. Rebecca Livengood. The motion passed unanimously.

Dr. Ruben Cowart made a motion to nominate Mr. Steve Kulick as vice-chairperson for the Commission. The motion was seconded by Ms. Rebecca Livengood. The motion passed unanimously.

XII. Authorizations

Mr. George Matthews made a motion to authorize those cases listed for the January 24, 2011 meeting. The motion was seconded by Mr. Steve Kulick. The motion passed unanimously.

XIII. Adjournment

Mr. Steve Kulick made a motion to adjourn. The motion was seconded by Ms. Rebecca Livengood. The motion carried unanimously and the Commission adjourned at 7:08 p.m.