

Minutes of the Meeting of the  
City Planning Commission  
City Hall, Syracuse, New York  
February 14, 2011

I. Summary of cases discussed herein:

CA-11-01	SP-10-28	R-11-02	SP-10-31	SP-11-01
R-11-01	SP-11-02	R-10-44	Z-2724	Z-2725
SP-05-29 M1	SP-01-38 M1	CS-11-05	CS-11-06	

II. Attendance

Members Present

Steve Kulick  
Linda Henley  
Rebecca Livengood  
George Matthews

Staff Present

Jeff Harrop  
Heather Lamendola  
Nancy Larson

III. Meeting called to order at 6:05 p.m.

IV. Approval of Minutes:

A motion was made by Ms. Rebecca Livengood to accept the minutes of the January 24, 2011 meeting of the City Planning Commission. The motion was seconded by Mr. George Matthews. The motion passed unanimously.

V. Public Hearings

1) CA-11-01 (Appeal)

Certificate of Appropriateness Appeal  
130 Circle Road  
Window Replacement  
Kwang Han and Mijung Lee (owners/applicants)  
Residential, Class A-1

Owners Dr. Mijung Lee, and Mr. Kwang H. Han of 130 Circle Road, spoke to the Commission about the appeal.

Mr. Don Radke, Chairman of the Syracuse Landmark Preservation Board, and Mr. Bob Haley, board member of Syracuse Landmark Preservation Board, spoke in opposition of the appeal.

After further discussion and review, Ms. Linda Henley made a motion to deny the appeal. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

2) SP-10-28

Special Permit-Care Home  
414-420 Gifford Street (420 Gifford Street)  
Vesta Community Housing Development, Inc. (owner/applicant)  
Residential, Class B

Mr. Bill Hennessy, Hennessy Engineering and Consulting, Albany, NY, spoke to the Commission about the proposal. Ms. Jackie Genteel spoke to the Commission about the homeless veterans program.

Mr. Rich Puchalski did not speak in favor of or in opposition to the proposal, but expressed concerns regarding the impact the proposal may have on the neighborhood.

No one spoke in opposition to the proposal.

After further discussion and review, Ms. Rebecca Livengood made a motion to approve the request with a negative declaration. Ms. Linda Henley seconded the motion. The motion passed unanimously.

3) R-11-02

Resubdivision

414-420 Gifford Street and 407 and 409 Fabius Street (420 Gifford Street)

Resubdivide one parcel into two new Lots

Vesta Community Housing Development Board, Inc (owner)

Residential, Class B

Mr. Bill Hennessy, Hennessy Engineering and Consulting, Albany, NY, spoke to the Commission about the proposal.

Mr. Craig Polhamus, a Trustee of St. Lucy's Church, spoke in favor of the proposal.

No one spoke in opposition to the proposal.

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

4) SP-10-31

Special Permit-Restaurant

400-408 Velasko Road

Phillip C. Tabbi (owner)

Cafua Management c/o Greg Nolan (applicant)

Business, Class A

Mr. Brian Bouchard, of Clough, Harbour and Associates, spoke to the Commission about the proposal.

Mr. Mike Smolnycki, at 2020 Bellvue Avenue, did not speak in favor of or in opposition to the proposal, but expressed concerns regarding the current traffic problems, to include difficulties crossing Velasko Road at Bellevue Avenue, and cautioned that the proposal would exacerbate trafficability in the neighborhood.

After further discussion and review, Mr. George Matthews made a motion to deny the request without prejudice. Ms. Linda Henley seconded the motion. The motion passed unanimously.

- 5) SP-11-01  
Special Permit-Restaurant  
521 and 523 Marcellus Street  
Jan Maloff (owner/applicant)  
Business, Class A

Mr. Jan Maloff, of 319 Barrington Road, spoke to the Commission about the proposal. Mr. Maloff was accompanied by his architect, Mr. Craig Polhamus of Craig Polhamus Architect at 215 North Park Street, and Mr. Joe Sisko of Upstate Architecture, Syracuse University School of Architecture. Mr. Sisko presented a parking study to the Commission that was not previously available to the public.

The following people spoke in favor of the proposal: Bernice Bradway, Isaac Rothwell, Paul Nojaim, Rich Destito, Susan Hamilton, Sterling Boston, Mary Smothers, Karaline Rothwell, Marilyn Higgins, Joe Sisko, and Linette Rubin.

The following people spoke in opposition of the proposal: Rachelle L. Aiken, Robert Viger, Nicole Shaw, Derek N. Araujo, Michael Avery, Jeanette Korthas, and Amy Lamica-Gusman.

After further discussion and review, Mr. Steven Kulick made a motion to keep the public hearing open in order to allow the Commission members and the public to review additional information presented during the public hearing. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 6) R-11-01  
Resubdivision  
521 and 523 Marcellus Street  
Resubdivide two parcels into one new Lot  
Jan Maloff (owner/applicant)  
Business, Class A

The public hearing for this proposal was conducted in conjunction with the public hearing for SP-11-01. Mr. Steven Kulick made a motion to keep the public hearing open in order to allow the Commission members and the public to review additional information presented during the public hearing. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 7) SP-11-02  
Special Permit-Restaurant  
229-237 West Fayette Street  
BL-Bently Piper, LLC (owner)  
William Chen dba China Café (applicant)  
Central Business District, General Service A

Mr. Patrick Kilmartin, of Brookline Development Company, LLC at 227 West Fayette 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, Ms. Linda Henley made a motion to approve the request with a negative declaration. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 8) R-10-44  
Resubdivision  
909 and 911 North Geddes Street  
Resubdivide two parcels into one new Lot  
Salt City Enterprises, LLC (owner/applicant)  
Lakefront, T-5

Neither the applicant nor a designated representative appeared at the public hearing to speak to the Commission about the proposal. The Commission agreed to keep the public hearing open to afford the applicant another opportunity to present the proposal to the Commission.

## 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  
Syracuse University/SUNY ESF Foundation (owners/applicants)

Ms. Lamendola provided an information update to the Commission regarding the proposal.

After discussion and review, whereupon Mr. Steve Kulick expressed concerns regarding development of the western portion of the affected area in terms of design, connecting to areas west of Interstate 81, and providing for pedestrian-friendly corridors to the west with or without Interstate 81. Ms. Rebecca Livengood expressed hope that the city-owned parcel removed from the project area would be included in the future. Ms. Rebecca Livengood made a motion to approve the request with a negative declaration. Ms. Linda Henley seconded the motion. The motion passed unanimously.

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

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VII. Minor Modifications

1) SP-05-29 M1

Special Permit Modification

129-131 Marshall Street

Floor Plan Modification

Charlie and Milad Hatem (owners/applicants)

Business, Class A

Ms. Lamendola presented the modification to the Commission.

After discussion and review, Ms. Linda Henley made a motion to approve the request with a negative declaration. Mr. George Matthews seconded the motion. The motion passed unanimously.

VIII. Modification Considerations

1) SP-01-38 M1

Special Permit Modification-Restaurant within a Convenience Store

204 Butternut Street

Floor Plan Modification

Robert Tisdell (owner)

Nhan Dang Thanh (applicant)

Commercial A

Ms. Lamendola presented the proposal to the Commission.

After discussion and review, the Commission made a determination to hold a public hearing. The Commission included this on their list of authorizations for the next agenda on March 7, 2011.

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

- 1) CS-11-05  
Certificate of Suitability  
1330-1332 Westcott Street  
Kevin Shattuck (owner)  
Residential, Class A

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

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

- 1) CS-11-06  
Certificate of Suitability  
814 Lancaster Avenue  
AVON, Inc. c/o Robert Frank (owner)  
Residential, Class A-1

After review and discussion, Ms. Rebecca Livengood made a motion to approve the request with a negative declaration with the condition of compliance with the definition "Family" as defined in the City of Syracuse Zoning Rules and Regulations, as amended. Ms. Linda Henley seconded the motion. The motion passed unanimously.

XI. Authorizations

Mr. George Matthews made a motion to authorize those cases listed for the March 7, 2011 meeting. Ms. Rebecca Livengood seconded the motion. The motion carried unanimously.

XII. Adjournment

Mr. George Matthews made a motion to adjourn. Ms. Linda Henley seconded the motion. The motion passed unanimously and the Commission adjourned at 9:45 p.m.