

Minutes of the Meeting of the
City Planning Commission
City Hall, Syracuse, New York
March 7, 2011

I. Summary of cases discussed herein:

SP-11-01	R-11-01	SP-11-03	SP-01038 M1	R-11-03
R-11-04	R-11-05	R-10-44	PS-11-01	AS-11-03
AS-11-02	PR-10-11	PR-08-15 M1	CS-10-97	

II. Attendance

Members Present

Ruben Cowart
Linda Henley
Rebecca Livengood
George Matthews

Staff Present

Heather Lamendola
Nancy Larson
Jeff Harrop

III. Meeting called to order at 6:04 p.m.

IV. Approval of Minutes:

A motion was made by Ms. Linda Henley to accept the minutes of the February 14, 2011 meeting of the City Planning Commission. The motion was seconded by Ms. Rebecca Livengood. The motion passed unanimously.

V. Public Hearings

1) SP-11-01

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

The Commission continued the public hearing opened on February 14, 2011. Mr. Jan Maloff, 319 Barrington Road, spoke to the Commission about the proposal, after which he answered questions from Mr. Ruben Cowart regarding the anticipated method of transportation for the expected clientele, the primary objections expressed by those opposed to the proposal, and the hours of operation. Mr. Isaac Rothwell, 521 Tully Street, spoke to the Commission on behalf of Mr. Maloff regarding the availability of on-street parking.

The following people spoke in favor of the proposal: Mr. Jim Mathews, Mr. Martin Jacobs, Mr. Bill Donovan, Mr. Gary Bonapart, and Mr. Richard Gwynn.

The following people spoke in opposition to the proposal: Ms. Sandi Hebner and Ms. Nicole Shaw.

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.

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

The Commission conducted the public hearing for this proposal in conjunction with the public hearing for SP-11-01. Ms. Linda Henley made a motion to approve the request with a negative declaration. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 3) SP-11-03
Special Permit Modification-Restaurant
Floor Plan Modification
1000-1008 South Geddes Street
Mohammed Atieh (owner/applicant)
Business, Class A

Mr. Mark Wasmund, an attorney with Mackenzie Hughes, LLP representing the applicant, spoke to the Commission about the proposal. The applicant, Mr. Mohammed Atieh at 1000 South Geddes Street, answered questions from the Commission.

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

After further discussion and review, whereupon it became evident the applicant had not provided all of the detailed information for existing and proposed signage, the Commission agreed to defer action on the request until the next meeting on March 28, 2011, in order to provide the applicant sufficient time to provide the required information.

- 4) SP-01-38 M1
Special Permit Modification-Restaurant and Indoor Amusement and Recreation
Floor Plan Modification
204 Butternut Street
Robert Tisdell (owner)
Nhan Dang Thanh (applicant)
Commercial, Class A

Mr. Lhip Dang, the applicant's son at 204 Butternut 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.

- 5) R-11-03
Resubdivision
1108-1114 and 1116-1122 South State Street and 909 and 913 Montgomery Street
Resubdivide four parcels into one new Lot
Hopps Memorial Christian Methodist Episcopal Church (owner/applicant)
Residential, Class B

Mr. Terry Woodfork, 115 Summit Avenue, spoke to the Commission about the proposal.

Pastor Kevin Agee and Mr. Bob Jenkins spoke in favor of the proposal. No one spoke 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.

- 6) R-11-04
Resubdivision
753 and 757-769 James Street
Resubdivide two parcels into one new Lot
Skyline Apartments Co., L.P. (owner/applicant)
Office, Class B

Mr. Terrence Langan, 333 Butternut Drive, DeWitt, 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. Rebecca Livengood made a motion to approve the request with a negative declaration. Ms. Linda Henley seconded the motion. The motion passed unanimously.

- 7) R-11-05
Resubdivision
2731, 2739, and 2743 Erie Boulevard East
Resubdivide three parcels into two new Lots
Han Garam, Inc. (owner/applicant)
Industrial, Class A

Mr. Tom Robertson, 333 East Onondaga Street, spoke to the Commission about the proposal. Mr. Robertson acknowledged the comments from the Onondaga County Planning Board and requested the Commission defer taking action on the proposal until the next meeting on March 28, 2011 in order to give the applicant sufficient

time to obtain a waiver to allow the existing ground sign which encroaches in the State right-of-way to remain. Mr. Robertson also acknowledged comments from the City of Syracuse Department of Public Works recommending that the proposed resubdivision be approved on the condition that the continuous driveway along Erie Boulevard is eliminated. Mr. Robertson acknowledged there is existing access to both parcels from the Sam's Club driveway, but expressed reservations about closing the existing driveway on Erie Boulevard citing the negative impact such action may have on business.

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

After further discussion and review, the Commission agreed to keep the public hearing open until the next meeting on March 28, 2011.

- 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

Mr. Peter Bonano, 835 Hiawatha Boulevard, spoke to the Commission about the proposal. No one spoke in favor of or in opposition to the proposal.

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

- 9) PS-11-01
Consideration of a Protected Site
309 Van Rensselaer Street
Patricia Prince (owner)
Syracuse Landmark Preservation Board (applicant)
Residential, Class A

Ms. Kate Auwater, 141 Buckingham Avenue and representing the Syracuse Landmark Preservation Board, spoke to the Commission about the proposal.

Ms. Diane Prince, of DeWitt, New York, spoke in favor of the proposal. No one spoke 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.

- 10) AS-11-03
Off Premise Advertising
3100-3400 Burnet Avenue (Rear)

Installation of a Static Copy Off-Premise Advertising Sign
Sutton Investing Corp. (owner)
Lamar Outdoor Advertising (applicant)
Industrial, Class A

Mr. Clarence (Mike) Bishoff, Real Estate Manager for Lamar Advertising at 745 West Genesee 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, Mr. George Matthews made a motion to approve the request with a negative declaration. Ms. Linda Henley seconded the motion. The motion passed unanimously.

11) AS-11-02

Off Premise Advertising
153 Simon Drive (Rear)
Change one Side of a Static Copy to Digital LED Changeable Copy
Sutton Investing Corp. (owner)
Lamar Outdoor Advertising (applicant)
Industrial, Class A

Mr. Clarence (Mike) Bishoff, Real Estate Manager for Lamar Advertising at 745 West Genesee 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, Mr. George Matthews made a motion to approve the request with a negative declaration. Ms. Linda Henley seconded the motion. The motion passed unanimously.

12) PR-10-11

Project Site Review
950 Spencer Street
Salt City Enterprises (owner/applicant)
Façade Alterations and New Construction
Lakefront T-5

Mr. Peter Bonano, 835 Hiawatha Boulevard spoke to the Commission about the proposal. Mr. Bonano acknowledged the applicant's previous efforts to make site modifications prior to receiving required approvals in anticipation of receiving said approvals.

Mr. Fred Mangeen, 932 Spencer Street, Mr. Paul Goodman, 945 Spencer Street, and Mr. Ben Walsh, Deputy Commissioner, Department of Neighborhood and Business Development, spoke in favor of the proposal.

No one spoke in opposition to the proposal.

After further discussion and review, Mr. Ruben Cowart made a motion to approve the request with a negative declaration. Mr. George Matthews seconded the motion. The motion was approved by a vote of three to one. Ms. Rebecca Livengood voted no.

VI. Modification Considerations

- 1) PR-08-15 M1
Project Site Review Modification
New Construction
1100 East Genesee Street
Ronald McDonald House Charities (owner/applicant)
Office, Class B

Ms. Heather Lamendola presented the proposal to the Commission. Mr. Ruben Cowart solicited input from Mr. Robert Baldwin, an attorney from Baldwin and Sutphen, LLP, 100 Clinton Square, representing the applicant. Mr. Baldwin elaborated on the history of the project.

Ms. Beth Trunfio, at 219 Twin Hills Drive and the Executive Director of Ronald McDonald House in Syracuse, requested to speak in favor of the proposal.

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

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

- 1) CS-10-97
Certificate of Suitability
1004 Ackerman Avenue (Third floor shall be used for storage only)
Christopher and Renee Wiles (owners)
Residential, Class A-1

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

VIII. Authorizations

Ms. Linda Henley made a motion to authorize those cases listed for the March 28 2011 meeting. Ms. Rebecca Livengood seconded the motion. The motion carried unanimously.

IX. Adjournment

Mr. George Matthews made a motion to adjourn. Ms. Linda Henley seconded the motion. The motion passed unanimously and the Commission adjourned at 9:06 p.m.