

Minutes of the Meeting of the
City Planning Commission
City Hall, Syracuse, New York
March 28, 2011

I. Summary of cases discussed herein:

R-11-05	R-11-08	R-11-11	R-11-09
SP-04-57 M2	SP-11-04	SP-11-05	R-11-10
SP-11-06	SP-11-07	SP-11-08	SP-11-03
Z-2727	R-08-18	SP-93-30 M2	SP-01-41 M1

II. Attendance

<u>Members Present</u>	<u>Staff Present</u>
Ruben Cowart	Heather Lamendola
Steve Kulick	Nancy Larson
Rebecca Livengood	Jeff Harrop
George Matthews	

III. Meeting called to order at 6:10 p.m.

IV. Approval of Minutes:

Mr. George Matthews made a motion to accept the minutes of the March 7, 2011 meeting of the City Planning Commission. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

V. Public Hearings

- 1) R-11-05 (Hearing Held Open from 3/7/11
Resubdivision
2731, 2739, and 2743 Erie Boulevard East
Resubdivide three parcels into two new Lots
Han Garam, Inc. (owner)
Industrial District, Class A

The Commission continued the public hearing opened on March 7, 2011. Mr. Tom Robertson, an attorney at 333 East Onondaga Street and representing the applicant, spoke to the Commission about the proposal, where he presented a letter from the New York State Department of Transportation (NYSDOT) dated March 25, 2011, stating that the NYSDOT has no issue with the ground sign in its current location. Furthermore, the NYSDOT has found the proposed resubdivision is not a substantial change to the site and will not pursue any access modification to the site at this time.

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

After further discussion and review, where the Commission addressed site access to Erie Boulevard, the existing sign encroachment, on-site garbage and debris, and impervious surface coverage, Mr. Steve Kulick made a motion to approve the

request with a negative declaration. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

2) R-11-08

Resubdivision
105 Forestedge Drive and 105 Forestedge Drive (Rear)
Resubdivide two parcels into two new Lots
Madeleine Stoker (owner/applicant)
Residential, Class A-1

The Commission agreed to defer the public hearing for this proposal at the request of the applicant until such time that the applicant is able to attend a public hearing and a final resubdivision map is available. Ms. Heather Lamendola made an announcement to this affect at the beginning of the meeting.

3) R-11-11

Resubdivision
948-950 Spencer Street
Resubdivide two parcels into one new Lot
Salt City Enterprises, LLC (owner)
Lakefront, T-4/T-5 Split

Mr. Peter Bonano, Salt City Enterprises at 835 Hiawatha Boulevard West, spoke to the Commission about the proposal.

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

After further discussion and review, where the representative argued that the applicant's ability to remove the billboard immediately is problematic, Mr. George Matthews made a motion to approve the request with a negative declaration. Mr. Steve Kulick seconded the motion for purposed of discussion. The motion required a supermajority vote to override the recommendation from the Onondaga County Planning Board. The motion failed with a 3 to 1 vote, with Ms. Rebecca Livengood as the dissenting vote. The Board agreed to have the record reflect the proposal denied without prejudice.

4) R-11-09

Resubdivision
667-669 South Salina Street, and 747-751 and 761 South Warren Street
Resubdivide two parcels into two new Lots
The Salvation Army (owner)
Commercial District, Class A

Mr. Matt Kerwin, 300 State Street, spoke to the Commission about the proposal.

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

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

5) SP-04-57 M2

Special Permit Modification-Restaurant
Floor Plan Modification to Allow Electronically Amplified Entertainment
159-163 Marshall Street
Marshall Street II, LLC (owner)/Dean P. Whittles (Applicant)
Business, Class A

Dean Whittles, 259 Ryder Avenue, spoke to the Commission about the proposal.

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

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

6) SP-11-04

Special Permit-Light Duty Motor Vehicle Repair
3835 South Salina Street
Douglas Bell and William Burkimsher (owner/applicant)
Business, Class A

Jim Hagen, 180 Intrepid Lane, spoke to the Commission about the proposal.

No one spoke in favor of this proposal.

Ms. Kathy Stribley, 316 Monticello Drive North, spoke in opposition to this proposal.

After further discussion and review, the Commission agreed to defer action on the request until the next scheduled meeting on April 18, 2011 in order to afford the applicant time to further consult the City of Syracuse Department of Public Works, or other City agencies as appropriate, in an effort to finalize access to and from South Salina Street and the site.

7) SP-11-05

Special Permit-Restaurant
645-647, 649-651, 653-655, and 657 North Salina Street
206, 208, 210, 212, 214 East Division Street
928 and 936 North State Street
Estate of Michael P. Creno, c/o Joseph M. Creno, Executor (owner)
ESW Realty, LLC (applicant)
Commercial, Class A

Robert Abbott, 2501 James Street, spoke to the Commission about the proposal. Mr. Jim Napolean, a traffic engineer representing the applicant and former Commissioner for the City of Syracuse Department of Transportation, spoke to the Commission about the impact the proposal would have on traffic.

Mr. Lynn Swetland, 718 North Salina Street, Yancey Tucker, 921-925 North State Street, Ms. Patricia Nappi, 218 Kline Street, Ms. Kathleen Creno, 221 Caleb Avenue, and Mr. Joseph Creno, 989 James Street spoke in favor of the proposal.

Mr. Jonathan Logan, Northside Urban Partnership at 800 North Salina, Ms. Kathleen Discenna, 8059 Kirkville Road, and Mr. David Campbell, 1042 North State Street spoke in opposition of the proposal.

After further discussion and review, the Commission agreed to hold the public hearing open until the next scheduled meeting on April 18, 2011 to give the public an opportunity to review documents and testimony submitted during this meeting.

8) R-11-10

Resubdivision

645-647, 649-651, 653-655, and 657 North Salina Street
206, 208, 210, 212, 214 East Division Street
928 and 936 North State Street

Resubdivide eleven parcels into two new Lots

Estate of Michael P. Creno, c/o Joseph M. Creno, Executor (owner/applicant)
Commercial District, Class A

The Commission conducted the public hearing for this proposal in conjunction with the public hearing for SP-11-05.

9) SP-11-06

Special Permit-Restaurant

205 North West Street

Helmut A. Liberatore (owner)/Edward Withers (applicant)

Commercial, Class A

Mr. Helmut Libertore, 3401 James Street, spoke to the Commission about the proposal.

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

After further discussion and review, whereupon the owner expressed willingness to modify the proposed signage to comply with the signage requirements and identified ongoing efforts to obtain leased parking, the Commission agreed to defer action on the request until the next scheduled meeting on April 18, 2011 in order to afford the owner additional time to obtain leased parking and to submit a revised signage plan..

10) SP-11-07

Special Permit-Restaurant

2403 Erie Boulevard East

Lockwood Properties (owner)/Keith and Jackie Cuny (applicant)

Industrial, Class A

Mr. Keith Cuny, 4241 Ranch Park Drive, Liverpool, NY, spoke to the Commission about the proposal.

Mr. Tom Greenwood, of Lockwood Properties at 2949 Erie Boulevard East, and Ms. Laurie Mikels of Subway Development of CNY, spoke in favor of this proposal.

No one spoke in opposition to this proposal.

After further discussion and review, wherein the proposed signage and hours of operation were clarified by the applicant, Mr. George Matthews made a motion to approve the request with a negative declaration. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

11) SP-11-08

Special Permit-Parking Lot
431-435 and 437-441 South Warren Street,
233, 237-239, and 245-251 East Onondaga Street
443 Realty, Corp. (owner/applicant)/City of Syracuse (owner)
Central Business District-Office and Service District

Mr. Tom Quartier, 5795 Bridge Street, spoke to the Commission about the proposal.

Mr. Tom Greenwood, 201 East Jefferson Street, spoke in favor of the proposal.

Mr. Robert Haley, 137 Buckingham Avenue, spoke in opposition to the proposal.

After further discussion and review, wherein discussion ensued regarding access to a city-owned parcel and site control, Mr. Steve Kulick made a motion to approve the application with a negative declaration and a condition for proper and legal site control. Mr. George Matthews seconded the motion. The motion passed unanimously.

VI. Old Business

1) SP-11-03

Special Permit Modification-Restaurant
Floor Plan Modification
1000-1008 South Geddes Street
Mohamad Atieh (owner/applicant)
Business, Class A

Ms. Heather Lamendola spoke to the Commission about the proposal, which the Commission agreed to defer action from the previous meeting of March 7, 2011 due to missing signage information, and provided the Commission with the missing information.

After review, wherein the Commission determined the proposed signage was excessive, Mr. Steve Kulick made a motion to deny the request without prejudice. Mr. George Matthews seconded the motion. The motion passed unanimously.

VII. New Business

1) Z-2727

Project Plan Review
605-611 East Raynor Avenue
Construct 191 Student Housing Units
Syracuse University (owner/applicant)
Planned Institutional District

Ms. Heather Lamendola spoke to the Commission about the proposal.

During the review, it was determined the Commission could not act on the proposal until the SEQR is concluded by the Syracuse Industrial Development Agency.

- 2) R-08-18
Resubdivision-Time Extension Request
300-332 and 333-344 West Fayette Street
Request Extension until September 1, 2011
RHS Holdings (owner/applicant)

Ms. Heather Lamendola spoke to the Commission about the proposal.

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

- 3) Hotel Project
SEQR Lead Agency Request
300-332 and 333-344 West Fayette Street
SIDA Request to be Lead Agency
RHS Holdings (owner/applicant)

Ms. Heather Lamendola spoke to the Commission about the proposal.

After review, Mr. Steve Kulick made a motion to approve the Syracuse Industrial Development Agency as the Lead Agency. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

VIII. Minor Modifications

- 1) SP-93-30 M2
Special Permit-Restaurant Modification
Signage and Hours of Operation Modification
410-430 West Seneca Turnpike
Richard Damico (owner) Frank Mignacca (applicant)
Business, Class A

Mr. Jeff Harrop spoke to the Commission about the proposal.

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

- 2) SP-01-41 M1
Special Permit-Gasoline Station Modification
Signage Modification
2721 Erie Boulevard East
Sam's R.E. Bus. Trust (owner/applicant)
Industrial, Class A

Mr. Jeff Harrop spoke to the Commission about the proposal.

After review, Mr. Steve Kulick made a motion to approve the proposal with a negative declaration. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

IX. Authorizations

Mr. Steve Kulick made a motion to authorize those cases listed, as well as four add-ons, for the April 18, 2011 meeting. Ms. Rebecca Livengood seconded the motion. The motion carried unanimously.

X. Adjournment

Mr. George Matthews made a motion to adjourn. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously and the Commission adjourned at 9:55 p.m.