

Minutes of the Meeting of the
City Planning Commission
City Hall, Syracuse, New York
May 9, 2011

I. Summary of cases discussed herein:

SP-11-12	R-11-17	R-11-18	SP-11-05	R-11-10
SP-11-10	SP-11-11	SP-95-21 M2	AS-11-11	3S-11-05
3S-11-06	SP-94-49 M1	SP-96-09 M1	SP-96-15 M1	SP-06-16 M4
SP-07-30 M2				

II. Attendance

Members Present

Ruben Cowart
Steven Kulick
Rebecca Livengood
Linda Henley
George Matthews

Staff Present

Heather Lamendola
Nancy Larson
Jeff Harrop

III. Meeting called to order at 6:02 p.m.

IV. Approval of Minutes:

Mr. Steven Kulick made a motion to accept the minutes of the April 18, 2011 meeting of the City Planning Commission. Ms. Linda Henley seconded the motion. The motion passed unanimously.

V. Public Hearings

1) SP-11-12

Special Permit–Indoor Recycling Center
1432-1434 North Salina Street
Christine Weatherup (owner/applicant)
Business, Class A

Mr. Frederick Guy, an attorney at 104 Winkworth Parkway, spoke to the Commission about the proposal.

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

After further discussion and review, whereupon the Commission noted that signage for this establishment has already been installed and noted the condition of the building, the Commission closed the public hearing and deferred action on the request until the next scheduled meeting on May 31, 2011 as some members stated they would like to visit the site on their own.

2) R-11-17

Resubdivision
1964 West Fayette Street
Resubdivide one Lot into two new Lots
N.Y. Unit Jehovah's Witness-Eastwood Unit (owner/applicant)
Industrial, Class A

Mr. Michael Kawa, of 304 South Franklin 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.

3) R-11-18

Resubdivision
300-324 Cortland Avenue
Resubdivide seventeen Lots into eleven new Lots
City of Syracuse TD (owner/applicant)
Business, Class A and Residential, Class B

Mr. Julian Clark, of Plumley Engineering, 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. Steven Kulick made a motion to approve the request with a negative declaration. Mr. George Matthews seconded the motion. The motion passed unanimously.

4) SP-11-05 (Continuation)

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

Mr. Robert Abbott, of 2501 James Street, spoke to the Commission about the proposal. Mr. Jim Napoleon, a traffic engineer, spoke to the Commission about the impact the proposal would have on traffic.

Thirteen people spoke in favor of the proposal. Four people spoke in opposition to the proposal.

After further discussion and review, whereupon the Commission determined that the proposed drive-thru was hazardous or detrimental to the predominant character of the neighborhood with regard to convenient routes of pedestrian traffic, and that the automotive-orientation of the proposal was not in harmony with the pedestrian-oriented development of the North Salina Street Historic Register District, Mr. George Matthews made a motion to deny the request without prejudice. Ms. Linda Henley seconded the motion. The motion passed unanimously.

5) R-11-10 (Continuation)

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 one new Lot

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

Commercial District, Class A

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

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.

6) SP-11-10

Special Permit–Restaurant

400–408 Velasko Road

Cafua Management Company (applicant)

Philip C. Tabbi (owner)

Business, Class A

Mr. Steven Primo, of 7075 Manlius Center Road, and Brian Bouchard, of CHA, Inc. at 441 South Salina Street, spoke to the Commission about the proposal.

No one spoke in favor of the proposal. One person spoke in opposition to the proposal.

After further discussion and review, whereupon the Commission expressed concern regarding the excessive area of the proposed 80-square foot, double-sided ground sign, Mr. Steven Kulick made a motion to approve the application without the proposed ground sign and a negative declaration, with a condition authorizing the Zoning Administrator to approve a revised sign plan meeting the sign requirements of the City of Syracuse Zoning Rules and Regulations, as amended. Ms. Linda Henley seconded the motion. The motion passed unanimously.

- 7) SP-11-11
Special Permit–Restaurant
726 University Avenue
Jun P. Chen (applicant)
Archie Potamianos (owner)
Business, Class A

Mr. Jun P. Chen, of 171 Marshall 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. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 8) SP-95-21 M2
Special Permit Modification–Restaurant
2906 James Street
Ryan Cleland (applicant)
Tino Marcoccia (owner)
Business, Class A

Mr. Ryan Cleland, of 2906 James 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. Rebecca Livengood made a motion to approve the request with a negative declaration. Ms. Linda Henley seconded the motion. The motion passed unanimously.

- 9) AS-11-11
Sign Exception
2611 James Street
Joseph Bersani (applicant)
Jan Natri (owner)
Business, Class A

Mr. Mike Degirolamo, of 2611 James 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. Mr. Steven Kulick seconded the motion. The motion passed unanimously.

10) 3S-11-05

Three-Mile Limit Subdivision Review–Town of Clay
4984 Astilbe Path
Inverness Gardens, Section 2
Woodside Runne, LLC (applicant)

After 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.

11) 3S-11-06

Three-Mile Limit Subdivision Review–Town of Camillus
515 Horan Road
Spicer Subdivision
Fred Spicers Auto Center Inc. and Don Angel (applicants)

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

VI. Minor Modifications

1) SP-94-49 M1

Special Permit Modification-Restaurant
159-163 Marshall Street
Relocate Bleu Monkey Restaurant
Marshall Street II, LLC (owner)
Andrew C. Tsang (applicant)
Business, Class A

After 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) SP-96-09 M1

Special Permit Modification- Gasoline Station
1808 Teall Avenue
Change Signage to Reflect Change in Brand
Sunoco, Inc (owner)
Bergmann Associates (applicant)
Business, Class A

After 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.

3) SP-96-15 M1

Special Permit Modification-Restaurant
227 South Avenue
Replace Projecting Sign and Modify Hours of Operation
Benjamin Bunting (owner/applicant)
Business, Class A

After 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-06-16 M4Special Permit Modification Restaurant

2700 James Street
Renovate Building Façade
Anthony Calarese (owner/applicant)
Business, Class A

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

5) SP-07-30 M2

Special Permit Modification-Restaurant
229-237 West Fayette Street
Replace Wall Sign with Double-Sided Projecting Sign
bL-Bentley Piper, LLC (owner/applicant)
CBD- General Service A

After 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.

VII. Authorizations

Mr. Steven Kulick made a motion to authorize those cases listed plus one additional case for the May 31, 2011 meeting. Mr. George Matthews seconded the motion. The motion carried unanimously.

VIII. Adjournment

Ms. Rebecca Livengood made a motion to adjourn. Ms. Linda Henley seconded the motion. The motion passed unanimously and the Commission adjourned at 8:27 p.m.