

Minutes of the Meeting of the
City Planning Commission
City Hall, Syracuse, New York
May 31, 2011

I. Summary of cases discussed herein:

R-11-21	R-11-19	SR-11-02	SR-11-04	SP11-13
SP-11-15	SP-09-16 M1	SP-11-14	AS-11-14	AS-11-12
3S-11-07	3S-11-08	3S-11-09	SP-11-12	SP-90-29 M2

II. Attendance

<u>Members Present</u>	<u>Staff Present</u>
Dr. Ruben Cowart	Ms. Heather Lamendola
Ms. Linda Henley	Ms. Nancy Larson
Mr. Steve Kulick	Mr. Jeff Harrop
Ms. Rebecca Livengood	
Mr. George Matthews	

III. Meeting called to order at 6:06 p.m.

IV. Approval of Minutes:

Ms. Linda Henley made a motion to accept the minutes of the May 9, 2011 meeting of the City Planning Commission. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

V. Public Hearings

1) R-11-21

Resubdivision
300 North Lowell Avenue
Resubdivide one lot into two new Lots
St Patrick's Church, c/o Hayner Hoyt Corporation (owner/applicant)
Residential, Class B

Mr. Edward Keplinger, Keplinger Freeman Associates at 6320 Fly Road, spoke to the Commission about the proposal.

Mr. Gary Thurston, Hayner Hoyt Corporation, Pastor John Senlon, St Patrick's Church, Ms. Janice McKenna, President of the Tipperary Hill Neighborhood Association, and Mr. Pat Hogan, 212 Bryant Avenue, 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 SEQR declaration. Ms. Linda Henley seconded the motion. The motion passed unanimously.

- 2) R-11-19
Resubdivision
948 and 950 Spencer Street
Combine two lots into one new Lot
Salt City Enterprises, LLC (owner/applicant)
Lakefront-T5 and T4, Split

Mr. Larry Ball, Ball Consulting Group at 835 Hiawatha Boulevard, spoke to the Commission about the proposal.

Mr. Mike Bishoff, Lamar Advertising at 745 West Genesee Street, spoke in favor of the proposal.

No spoke in opposition to the proposal.

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

- 3) SR-11-02
Site Plan Review
901, 909, 911, 913-915, and 919 North Geddes Street
Façade and Site Alterations
Salt City Enterprises, LLC (owner/applicant)
Lakefront-T5

Mr. Peter Bonanno, Montreal Construction and Salt City Enterprises at 835 Hiawatha Boulevard, spoke to the Commission about the proposal.

Mr. Jeff Kelsen, 835 Hiawatha Boulevard, and Mr. Pat Hogan, 212 Bryant Avenue, spoke in favor of the proposal.

No one spoke in opposition to the proposal.

After further discussion and review, Mr. George Matthews made a motion to approve the request with a negative SEQR declaration and with a waiver from the Lakefront District with regard to building material and screening and landscaping requirements as established in the City of Syracuse Zoning Rules and Regulations, as amended. Dr. Ruben Cowart seconded the motion. The motion failed with a two-to-three vote. Dr. Ruben Cowart and Mr. George Matthews voted yes. Mr. Steve Kulick, Ms. Rebecca Livengood, and Ms. Linda Henley voted no.

After additional discussion and review, whereupon the Commission considered its options and agreed to amend the previous motion, Mr. Steve Kulick made a motion to deny the request without prejudice. Ms. Linda Henley seconded the motion. The motion passed unanimously.

- 4) SR-11-04
Site Plan Review
519 and 531 Liberty Street (aka 906 Spencer Street)
Facade and Site Alterations
Salt City Enterprises, LLC (owner/applicant)
Lakefront-T5

Mr. Larry Ball, Ball Consulting Group at 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, whereupon Mr. Ball acknowledged the applicant is still going to install a landscape island and the Commission was advised by Ms. Nancy Larson, Assistant Corporation Counsel, that it did not have the authority to grant the requested waiver of green space, Mr. George Matthews made a motion to approve the request with a negative SEQR declaration and with a waiver from the Lakefront District with regard to building material and signage requirements as established in the City of Syracuse Zoning Rules and Regulations, as amended. Ms. Rebecca Livengood seconded the motion. The motion passed with a four to one vote. Dr. Ruben Cowart, Mr. George Matthews, Mr. Steve Kulick, and Ms. Rebecca Livengood voted yes. Ms. Linda Henley voted no.

- 5) SP-11-13
Special Permit-Restaurant
415-417 South Clinton Street
Anna M. Young (owner)
Michael Tardibone (applicant)
CBD-General Service A

Mr. Tim Blackman, 64 Vananden Street, Auburn, NY, 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 SEQR declaration. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 6) SP-11-15
Special Permit-Restaurant
713 East Fayette Street
Tash Taskale (owner/applicant)
Commercial, Class A

Mr. Tash Taskale, 713 East 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. Rebecca Livengood made a motion to approve the request with a negative SEQR declaration, with the condition the applicant modify the site plan to reflect waste disposal and screening as appropriate, and with a waiver from the parking and sign requirements as established in the City of Syracuse Zoning Rules and Regulations, as amended. Ms. Linda Henley seconded the motion. The motion passed unanimously.

- 7) SP-09-16 M1
Special Permit Modification-Restaurant
Floor Plan Modification
1211 and 1217 Burnet Avenue
Kasim Muhovic (owner/applicant)

Mr. Omar Obeid, 109 South Warren 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 SEQR declaration and waiver from the parking requirements as established in the City of Syracuse Zoning Rules and Regulations, as amended. Mr. Steve Kulick seconded the motion. The motion passed unanimously.

- 8) SP-11-14
Special Permit-Indoor Dismantling Facility
559 East Brighton Avenue
Raymond J. Schell, Jr. (owner/applicant)
Commercial, Class B

Neither the applicant nor a representative appeared at the public hearing.

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

After discussion and review, the Commission agreed to defer action on the request in order to offer members of the Commission time to conduct a site visit.

- 9) AS-11-14
Sign Exception
2530 James Street
Stephen M. Skinner (owner)
Matt Roe (applicant)
Business, Class A

Mr. Matt Roe, 356 Grant Boulevard, and Mr. Stephen Skinner, 307 Forrest Hill Drive, 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 SEQR declaration. Mr. Steve Kulick seconded the motion. The motion passed unanimously.

10) AS-11-12

Administrative Permit for Off-Premise Advertising
2937 Erie Boulevard
John Bonura (owner)
Michael Lang of Lang Media, Inc. (applicant)
Industrial, Class A

Mr. Paul Sharlow, 555 East 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, whereupon the accuracy of the sign coordinates were questioned, Mr. George Matthews made a motion to approve the request with a negative SEQR declaration with the condition the coordinates be verified. Ms. Linda Henley seconded the motion. The motion passed unanimously.

11) 3S-11-07

Three Mile Limit Subdivision Review- Town of Onondaga
4089 Split Rock Road
Gus Aull Farm Subdivision
D.W. Hannig, LS, PC (applicant)

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

12) 3S-11-08

Three Mile Limit Subdivision Review- Town of Onondaga
Yenny Road
Kelview Heights Subdivision
Theresa Duncan (applicant)

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

13) 3S-11-09

Three Mile Limit Subdivision Review-Town of Clay
3818 Brewerton Road
The Salvation Army Family Store and Donation Center Subdivision
The Salvation Army (applicant)

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

VI. Old Business

- 1) SP-11-12
Special Permit–Indoor Recycling Center
1432-1434 North Salina Street
Christine Weatherup (owner/applicant)
Business, Class A

After discussion and review, Mr. George Matthews made a motion to approve the request with a negative SEQR declaration. Mr. Steve Kulick seconded the motion. The motion passed unanimously.

VII. Minor Modifications

- 1) SP-90-29 M2
Special Permit Modification-Floor Plan
2301-2305 and 2307-2315 South Salina Street
The People and Community Development Corporation (owner/applicant)
Business, Class A

Ms. Heather Lamendola spoke to the Commission about the proposal. After discussion and review, Ms. Rebecca Livengood made a motion to approve the request with a negative SEQR declaration. Mr. Steve Kulick seconded the motion. The motion passed unanimously.

VIII. New Business

- 1) Ms. Lois Messe, 23 Highland Drive, Marcellus, NY, addressed the Commission regarding recurring damage to her property located at 1004 North Geddes Street.

After discussion and advice from Ms. Nancy Larson, Assistant Corporation Counsel, it was noted that the Commission does not have jurisdiction to act on behalf of the applicant, and therefore took no action. The applicant was referred to consult with the Zoning Administrator to gather contact information for those applicable departments that could assist with her grievance.

- 2) Mr. Larry Ball, 835 West Hiawatha Boulevard, requested the Commission make a determination whether a proposed karate studio and martial arts school in the Lakefront Zoning District requires a special permit.

After discussion and advice from Ms. Nancy Larson, Assistant Corporation Counsel, it was noted that the Commission does not make such determinations, and therefore took no action.

IX. Authorizations

Mr. Steve Kulick made a motion to authorize those cases listed for the June 20, 2011 meeting. Ms. Linda Henley seconded the motion. The motion carried unanimously.

X. Adjournment

Mr. George Matthews made a motion to adjourn. Ms. Linda Henley seconded the motion. The motion passed unanimously and the Commission adjourned at 8:30 p.m.