

Minutes of the Meeting of the  
City Planning Commission  
City Hall, Syracuse, New York  
June 20, 2011

I. Summary of cases discussed herein:

R-11-22	SR-11-05	3S-11-10	3S-11-11	3S-11-12
3S-11-13	3S-11-14	3S-11-15	SP-11-14	CS-09-63

II. Attendance

Members Present

Dr. Ruben Cowart

Ms. Linda Henley

Mr. Steve Kulick

Ms. Rebecca Livengood

Mr. George Matthews

Staff Present

Ms. Heather Lamendola

Ms. Nancy Larson

Mr. Jeff Harrop

III. Meeting called to order at 6:08 p.m.

IV. Approval of Minutes:

Ms. Rebecca Livengood made a motion to accept the minutes of the May 31, 2011 meeting of the City Planning Commission. Mr. George Matthews seconded the motion. The motion passed unanimously.

V. Public Hearings

1) R-11-22

Resubdivision

117, 121-123, and 201-211 Teall Avenue, and 1501, 1501 Rear, 1529, 1605, 1605 Rear, and 1625-1641 Erie Boulevard East

Combine nine lots into two new lots

Neil Kassel (owner)

Industrial, Class A

Mr. Bob Porcello, of D.W. Hannig L.S., P.C. at The Market Place, Building 1, Manlius, N.Y., 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 discussed written comments from the Department of Engineering regarding finalizing the proper alignment of sewers or easements covering utilities on the property, Mr. Steve Kulick made a motion to approve the request with a negative declaration and a condition that the final subdivision map show the proper alignment of sewers or easements. Ms. Linda Henley seconded the motion. The motion passed unanimously.

2) SR-11-05

Site Plan Review  
373 and 377 Spencer Street  
Building Demolition and Site Alterations  
Salt City Enterprises, LLC (owner/applicant)  
Lakefront-T5[2]

Mr. Larry Ball, of Ball Consulting at 835 Hiawatha Boulevard West, spoke to the Commission about the proposal, at which time he stated that the applicant just wanted to get approval for the demolition of the one-story warehouse, the purpose of which is to gain access to the three-story building on-site to assess its condition for future development. Mr. Ball explained that the post-demolition site plan submitted with the application was a preliminary site plan and acknowledged there were deviations from the Lakefront zoning rules and regulations. Mr. Ball admitted the applicant is aware of his responsibility to submit a formal site plan for any future development of the site.

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

After further discussion and review, whereupon the Commission acknowledged the applicant's verbal request to reduce the scope of the proposal to include just the demolition portion, verified that the Syracuse Landmark Preservation Board had determined that the proposed demolition will have no adverse affect on the three-story building, and acknowledged the recommended modification by the Onondaga County Planning Board, agreeing to override said modification due to the reduced scope of the proposal and understanding that the site plan for any future development will have to show how storm water will be managed on site, Mr. Steve Kulick made a motion to approve the verbally-amended request with a negative declaration for demolition only. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously. The Commission did not approve the post-demolition site plan as submitted with the application.

3) 3S-11-10

Three Mile Limit Subdivision Review  
Route 173, Town of Onondaga  
Zavaglia Subdivision  
Tacoza Development Co., Inc. (applicant)

Mr. Cosimo Zavaglia, 3457 Eclipse 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, Mr. George Matthews made a motion to approve the request with a negative declaration. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

4) 3S-11-11

Three Mile Limit Subdivision Review  
103 Maconi Avenue and 562 Kinne Street, Town of DeWitt  
Legawiec-Stewart Subdivision  
Ronald F. Legawiec (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.

5) 3S-11-12

Three Mile Limit Subdivision Review  
103 and 103 ½ Lake Drive, Village of Liverpool  
Lake Drive Subdivision  
JGB Properties, LLC (applicant)

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

6) 3S-11-13

Three Mile Limit Subdivision Review  
5173 West Taft Road, Town of Clay  
Walgreens at Buckley and West Taft Road Subdivision  
Charles L. Hafner (applicant)

After 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.

7) 3S-11-14

Three Mile Limit Subdivision Review  
7353 Buckley Road, Town of Clay  
Buckley Meadow Subdivision, Preliminary Plan  
Red Barn Country, 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.

8) 3S-11-15

Three Mile Limit Subdivision Review  
7354 Buckley Road, Town of Clay  
Buckley Woods Subdivision, Preliminary Plan  
Red Barn Country, 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.

VI. Old Business

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

After discussion and review, whereupon the Commission acknowledged the applicant failed to appear before the Commission for the public hearing to discuss the proposal and review such issues as the disposal of automotive coolant, oil, and gasoline, disposal of existing outdoor storage of auto parts and abandoned, junked or discarded motor vehicles, and procedures for insuring that all motor vehicles on the site will be either operable, registered vehicles, or vehicles with work orders reflecting a current need for repairs, Ms. Linda Henley made a motion to deny the request without prejudice. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

VII. Certificate of Suitability Not Previously Heard by the Commission  
Recommended for Approval by the Law Department

- 1) CS-09-63  
Certificate of Suitability  
855 Sumner Avenue  
William Osuchowski (owner/applicant)  
Residential, Class A

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

VIII. Authorizations

Mr. Steve Kulick made a motion to authorize those cases listed for the July 11, 2011 meeting. Ms. Linda Henley seconded the motion. The motion carried unanimously.

IX. Adjournment

Ms. Linda Henley made a motion to adjourn. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously and the Commission adjourned 6:53 p.m.