

Minutes of the Meeting of the
City Planning Commission
City Hall, Syracuse, New York
July 11, 2011

I. Summary of cases discussed herein:

R-11-08	SP-11-16	SR-11-06	SP-11-17	SP-03-13 M1
R-11-23	Z-2730	CS-10-98	CS-10-107	CS-09-29
SP-06-21 M1	R-10-28			

II. Attendance

Members Present

Ruben Cowart
Linda Henley
Steve Kulick
Rebecca Livengood
George Matthews

Staff Present

Heather Lamendola
Meghan McLees Craner
Jeff Harrop

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 June 20, 2011 meeting of the City Planning Commission. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

V. Public Hearings

1) R-11-08

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

Mr. Eugene Stoker, 105 Forestedge Drive, spoke to the Commission about the proposal.

No one spoke in favor of or in opposition to the proposal. However, Mr. Paul Roach, 701 Winkworth Parkway, spoke to claim a sewer line and easement existed on the larger of the two proposed lots that did not appear on the resubdivision map. Mr. Joseph Medicis, 116 Lynmar Lane asked if both proposed Lots were entirely within the City of Syracuse boundary. The public hearing was then closed.

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.

- 2) SP-11-16
Special Permit-Instructional School
835 (839) Hiawatha Boulevard, West
Salt City Enterprises, LLC (owner/applicant)
Lakefront-T5

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

No one spoke in favor of or in opposition to the proposal and the public hearing was closed.

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.

- 3) SR-11-06
Site Plan Review
Signage
948 and 950 Spencer Street
Salt City Enterprises, LLC (owner/applicant)
Lakefront-T5 Zoning District

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

No one spoke in favor of or in opposition to the proposal and the public hearing was closed.

After further discussion and review, Mr. George Matthews made a motion to approve the request with a negative declaration. Ms. Ms. Linda Henley seconded the motion. The motion passed 4 to 1, with Ms. Rebecca Livengood voting in opposition.

- 4) SP-11-17
Special Permit-Indoor Amusement and Recreation
301-337 Genant Drive
Swanson Fulton, LLC (owner)
Joseph Gehm (applicant)
Lakefront-T5[2] District

Ms. Heather Lamendola informed the Commission that the Office of Zoning Administration received correspondence from the applicant on July 6, 2011 withdrawing the request.

5) SP-03-13 M1

Special Permit Modification-Restaurant
Floor Plan Modification (Addition)
1027 and 1029-1031 Milton Avenue
Ronald L. Rescignano (owner/applicant)
Business District, Class A

Mr. Paul Billings, 1223 James Street, spoke to the Commission about the proposal.

No one spoke in favor of or in opposition to the proposal and the public hearing was closed.

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

6) R-11-23

Resubdivision
110-132, 121, 134-140, and 135 Bartlett Street, and 109 and 111-135 Homer Street
Resubdivide six parcels into 32 Lots
Morning View, LLC (owner/applicant)
Residential District, Class A-1

This proposal was discussed simultaneously with the companion planned development review (Z-2730), the details of which are outlined below.

7) Z-2730

Planned Development Review
110-132, 121, 134-140, and 135 Bartlett Street and 109 and 111-135 Homer Street
Construct 32 Single-Family dwellings with Open Lands
Morning View, LLC (owner/applicant)
Residential District, Class A-1

Mr. Bob Doucette, 108 West Jefferson Street, and Mr. Tom Kinslow, 1860 Erie Boulevard East, both spoke to the Commission about the proposal.

Two people spoke in favor of the proposal citing benefits to the county, city, and neighborhood with regard to anti-sprawl, preserving the environment, and the scale and variety of the development. Nine people spoke in opposition to the proposal citing concerns regarding existing and potential increases in drainage problems and flooding, increased traffic, additional access to Jamesville Road, increased sewer back-ups, and the lack of a storm water pollution prevention plan (SWPPP). The public hearing was then closed.

After further discussion and review, the Commission agreed to defer acting on the proposed resubdivision and planned development review until the next regularly scheduled meeting on August 1, 2011 in order to afford the applicant additional time to meet with the local neighbors regarding their concerns and to provide a SWPPP as required by the City Department of Engineering.

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

- 1) CS-10-98
Certificate of Suitability
143 Redfield Place
Paul Walsh (owner/applicant)
Residential District, Class A

After 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.

- 2) CS-10-107
Certificate of Suitability
945-947 Ackerman Avenue
William Osuchowski (owner/applicant)
Residential District, Class A

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.

VII. Certificate of Suitability Not Previously Heard by the Commission

- 1) CS-09-29 (Expanded Parking Area)
Certificate of Suitability
831 Livingston Avenue
William Osuchowski (owner/applicant)
Residential District, Class A-1

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.

VIII. Minor Modifications

- 1) SP-06-21 M1
Special Permit Modification-Restaurant
Signage Modification
534 Westcott Street
Konstantinos Petkopoulos (owner/applicant)
Business, Class A

Ms. Heather Lamendola presented the proposal to the Commission.

After 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.

IX. New Business

- 1) R-10-28
Subdivision Map Filing Extension, Second Request
Combine three parcels into One New Lot
115 West Fayette Street, 306-312 and 330 South Salina Street
MDF Property Holdings, LLC (owner of 115 West Fayette and 300 South Salina Street)
City of Syracuse (owner 306-312 South Salina Street)
CBD, General Service A (115 West Fayette Street)
CBD, Retail (300, 306-312 South Salina Street)

Ms. Heather Lamendola presented the request to the Commission.

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.

X. Authorizations

Mr. Steve Kulick made a motion to authorize those cases listed for the August 1, 2011 meeting. Mr. George Matthews seconded the motion. The motion carried unanimously.

XI. Adjournment

Mr. Steve Kulick made a motion to adjourn. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously and the Commission adjourned at 8:07 p.m.