

Minutes of the Meeting of the
City Planning Commission
City Hall, Syracuse, New York
August 1, 2011

I. Summary of cases discussed herein:

SR-11-07	CS-11-21	SP-11-18	SP-06-04 M1	R-11-24
3S-11-16	Z-2730	R-11-23	Z-2731	

II. Attendance

Members Present

Ruben Cowart
Linda Henley
Steve Kulick
Rebecca Livengood
George Matthews

Staff Present

Heather Lamendola
Nancy Larson
Jeff Harrop

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

IV. Approval of Minutes:

Mr. Steve Kulick made a motion to accept the minutes of the July 11, 2011 meeting of the City Planning Commission. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

V. Public Hearings

1) SR-11-07

Site Plan Review
901, 909, and 911 North Geddes Street
Façade and Site Alterations
Salt City Enterprises, LLC (owner/applicant)
Lakefront T5

Mr. Peter Bonano, of Salt City Enterprises at 950 Spencer Street, spoke to the Commission about the proposal, which consists of altering the south façade facing Spencer Street with new materials, painting the north and west facades to match the rest of the building, renovating interior offices and restrooms, and site improvements to create a parking area accessory to the uses within the building.

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

After further discussion and review, whereupon the Commission accepted the divergences from the Lakefront-T5 regulations with regard to building material, the caliper and size of proposed trees, and architectural openings as established in the City of Syracuse Zoning Rules and Regulation, as amended, Mr. Steve Kulick made a motion to approve the request with a negative declaration. Mr. George Matthews seconded the motion. The motion passed unanimously.

- 2) CS-11-21
Certificate of Suitability
867 Livingston Avenue
Joseph Tupper (owner/applicant)
Residential, Class A-1

Mr. Joseph Tupper, 4524 Red Spruce Lane, Manlius, NY, spoke to the Commission about the request for a Certificate of Suitability.

No one spoke in favor of the proposal. Nine people spoke in opposition to the proposal. In addition 25 letters and e-mails were submitted in opposition.

After further discussion and review, whereupon the Commission concluded the property consisted of more potential bedrooms than illustrated in the applicant's submittal, Mr. Steve Kulick made a motion to deny the request. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 3) SP-11-18
Special Permit–Heavy Duty Automotive Repair
631 South West Street
Raymond Garzia (owner)
Andres M. Cruz (applicant)
Commercial, Class A

Mr. Gary Morris, Sr., 488 Brattle Road, spoke to the Commission on behalf of the applicant, Mr. Andres Cruz, about the proposal, which includes performing engine, transmission and rear-end repairs, in addition to brake changes and repair, oil and filter changes, and electro-mechanic services.

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

After further discussion and review, whereupon the Commission verified with the applicant that there was adequate parking on-site and that there would be no outdoor storage of unregistered, unlicensed, or dismantled cars, or parking within the City right-of-way, 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-06-04 M1
Special Permit Modification-Restaurant
410-414 South Clinton Street
Floor Plan Modification
Melanie A. Taylor (owner)
RDG Incorporated (applicant)
Central Business District, General Service A

Mr. Jacob Levine, of QPK Design at 450 South Salina Street, spoke to the Commission about the proposal, which consists of expanding a previously approved restaurant and establishing a new restaurant.

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

After further discussion and review, whereupon the Commission had the applicant verify the signage, Ms. Linda Henley made a motion to approve the request with a negative declaration. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

5) R-11-24

Resubdivision

Resubdivide three parcels into one new Lot

501 and 515 West Genesee Street and 321-333 North West Street

Plum St MGMT Co., LLC (owner)

Commercial, Class A

Mr. Edward Rosecrans, of Plum Street Management at 514 West Genesee Street, spoke to the Commission about the proposal, which consists of combining three parcels, totaling 1.081 acres, into one new for the purpose of physically combining three separate structures to facilitate converting an auto repair facility into an electrical supply store.

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

After further discussion and review, whereupon the Commission had the applicant verify the current uses of the existing building, 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-11-16

Three-Mile Limit Subdivision Review–Town of Manlius

Subdivide one parcel into two new Lots

Southwest Corner of Burdick Street and Medical Center Drive

Canal Properties II, LLC (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.

VI. Old Business

1) 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

Ms. Heather Lamendola provided an overview to the Commission of the proposal, which includes a companion resubdivision application (R-11-23), which consists of resubdividing six parcels into 32 new Lots for the purpose of constructing 32 single-family dwellings with open space and public streets.

The public hearing held on July 11, 2011 was closed and 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.

After discussion, whereupon the Commission determined the applicant still had not submitted a SWPPP to the City Department of Engineering resulting in inadequate information available to make a SEQR determination, the Commission agreed to defer action on the request until its next meeting on August 22, 2011 in order to afford the applicant additional time to submit the required information.

- 2) R-11-23
Resubdivision
110-132, 121, 134-140, and 135 Bartlett Street, and 109 and 111-135 Homer Street
Resubdivide six lots into 32 single-family Lots
Morning View, LLC (owner/applicant)
Residential District, Class A-1

Ms. Heather Lamendola provided an overview to the Commission of the proposal, which includes a companion planned development review (Z-2730), and consists of resubdividing six parcels totaling 6.329 acres into 32 new Lots for the purpose of constructing 32 single-family dwellings with open space and public streets.

The Commission agreed to defer action on the request in conjunction with Z-2730.

VII. New Business

- 1) Z-2731
Project Plan Review
Planned Institution Development Subdistrict #7
400 Comstock Avenue
Syracuse University (owner/applicant)
Planned Institution Development District

Ms. Heather Lamendola provided an overview to the Commission of the proposal, which consists of modifying an existing access driveway and loading area fronting on Marshall Street.

After 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.

VIII. Authorizations

Mr. Steve Kulick made a motion to authorize those cases listed for the August 22, 2011 meeting. Ms. Linda Henley seconded the motion. The motion carried unanimously.

IX. Adjournment

Ms. Rebecca Livengood made a motion to adjourn. Mr. Steve Kulick seconded the motion. The motion passed unanimously and the Commission adjourned at 8:05 p.m.