

Minutes of the Meeting of the  
City Planning Commission  
City Hall, Syracuse, New York  
August 22, 2011

I. Summary of cases discussed herein:

SR-11-08	SP-11-19	SP-11-20	SP-11-21	SP-11-22	SP-10-26 M1
SP-89-12 M1	R-11-25	R-11-26	R-11-27	R-11-28	SP=04-33 M2
CS-09-80	CS-11-23	R-11-23	Z-2730		

II. Attendance

Members Present

Ruben Cowart  
Linda Henley  
Rebecca Livengood  
George Matthews

Staff Present

Heather Lamendola  
Nancy Larson  
Jeff Harrop

III. Meeting called to order at 6:15 p.m.

IV. Approval of Minutes:

Mr. George Matthews made a motion to accept the minutes of the August 1, 2011 meeting of the City Planning Commission. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

V. Old Business

Due to the number of public hearings, the Commission agreed to deviate from the agenda with regard to old business and discussion items.

1) Z-2730

Planned Development Review

110-132, 121, 134-140, and 135 Bartlett Street and 109 and 111-135 Homer Street  
Construct 32 Dwellings with Open Lands  
Morning View, LLC (owner/applicant)  
Residential, Class A-1

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

The public hearing was held on July 11, 2011 and closed. The Commission has agreed to defer acting on the proposed resubdivision and planned development review 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. To date, the applicant has not submitted a SWPPP to the City Department of Engineering.

After discussion, whereupon the Commission determined there continues to be inadequate information available to make a SEQR determination, the Commission agreed to defer action on the request until its next meeting on September 12, 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 new Lots

Morning View, LLC (owner/applicant)

Residential, 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 subdividing 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.

VI. Discussions

1) Zone Change Petition-117 South Edwards Avenue

Dr. Ruben Cowart asked Legal Counsel to identify options available to the Commission with regard to taking action on the proposed zone change. Ms. Nancy Larson identified two options available to the Commission. The Commission could determine the proposal was ready for a public hearing and authorize it for such, or table the proposal until such time as it was deemed ready for a public hearing.

The applicant, Mr. Tino Marcoccia, asked about the status of a related resubdivision application. Ms. Nancy Larson explained the resubdivision application is contingent upon the status of the proposed zone change and as such, did not warrant review until the Commission made a final decision on the proposed zone change.

Mr. Nader P. Maroun, District Councilor for District 5, submitted documentation to the Commission for consideration.

The Commission opted to defer a public hearing until the next regularly scheduled meeting on September 12, 2011.

## VII. Public Hearings

### 1) SR-11-08

Site Plan Review  
438-446 North Franklin Street  
460 North Franklin Street Associates, LLC (owner/applicant)  
Lakefront, T5

Mr. Tony Fiorito spoke to the Commission about the proposal, which consists of demolishing an existing one and two-story building and constructing a three-story office building with an accessory parking lot. Mr. Steve MacKnight, of MacKnight Architects, provided architectural details. Mr. Scott Freeman, landscape architect at 6320 Fly Road, East Syracuse, NY, provided site details.

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

After further discussion and review, whereupon the Commission determined the number of deviations from Lakefront – T5[2] District requirements as established in the City of Syracuse Zoning Rules and Regulations, as amended, were excessive, Mr. George Matthews made a motion to deny the application without prejudice. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

### 2) SP-11-19

Special Permit-Restaurant  
818-820 Danforth Street  
Syracuse Realty Group (agent for owner)  
Sharon D. Washington (applicant)  
Split Zoned Business, Class A and Residential, Class A

Mr. Ozzie Crisalli of Syracuse Realty Group at 106 South Main Street, North Syracuse, NY, spoke to the Commission about the proposal, which consists of establishing a restaurant with bar service and entertainment.

No one spoke in favor of the proposal. Four people spoke in opposition to the proposal.

After further discussion and review, whereupon it was determined the applicant was not available to respond to the objections voiced by those speaking in opposition, the Commission decided to keep the public hearing open until the next regularly scheduled meeting on September 12, 2011.

### 3) SP-11-20

Special Permit–Restaurant  
645-647, 649-651, 653-655, and 657 North Salina Street  
206, 208, 210, 212, and 214 East Division Street  
and 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

Ms. Wendy Marsh, of Hancock Estabrook, LLP, 1500 AXA Tower I, 100 Madison Street, and Mr. Robert C. Abbott, 2501 James Street, spoke to the Commission about the proposal, which consists of constructing a 2,140-square foot, two-story building with a Dunkin' Donuts restaurant on the first floor.

Two people spoke in favor of the proposal. No one spoke in opposition to the proposal.

After further discussion and review, whereupon the Commission recognized the inappropriateness and necessity of the proposed ground sign and authorized the Zoning Administrator to review and approve a revised ground sign plan with regards to style, design, and placement so as not to require a waiver, and identified the requirement to submit a Storm Water Pollution Prevention Plan (SWPPP) to the City Department of Engineering for review and approval, Ms. Rebecca Livengood made a motion to approve the request with a negative declaration and with the conditions that the applicant submit a revised ground sign plan to the Zoning Administrator for review and approval and a SWPPP to the City Engineer for review and approval. Mr. George Matthews seconded the motion. The motion passed unanimously.

- 4) SP-10-26 M1  
Special Permit Modification-Indoor Amusement and Recreation  
Signage Modification  
2743 Erie Boulevard East  
Han Garam, Inc. (owner/applicant)  
Industrial, Class A

Mr. Thomas Robertson, 333 East Onondaga Street, and Ms. Terry Horst, 306 Hawley Avenue, spoke to the Commission about the proposal, which consists of installing an 806-square foot wall sign on the side of an existing building.

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

After further discussion and review, whereupon the Commission recognized the excessiveness of the size of the sign, Ms. Rebecca Livengood made a motion to deny the request without prejudice. Mr. George Matthews seconded the motion. The motion passed unanimously.

- 5) R-11-28  
Resubdivision  
1602 and 1606 West Genesee Street  
Combine Two Parcels into One New Lot  
Kenneth D. Sniper (owner/applicant)  
Business, Class A

Mr. Ed Berry, of V.I.P. Architectural Associates at One Webster's Landing, 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. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 6) SP-89-12 M1  
Special Permit Modification–Restaurant  
Floor Plan Modification/Addition and Signage  
1602 and 1606 West Genesee Street  
Ken Sniper (owner/applicant)  
Business, Class A

Mr. Ed Berry, of V.I.P. Architectural Associates at One Webster’s Landing, 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 reviewed the proposed parking and signage, Ms. Linda Henley made a motion to approve the request with a negative declaration and granting a waiver from the sign regulations with regard to the type, quantity, and area of signs as established in the City of Syracuse Zoning Rules and Regulations, as amended, and a waiver of 21 parking spaces from the parking regulations with regard to the number of required off-street parking spaces as established in the City of Syracuse Zoning Rules and Regulations, as amended. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 7) R-11-25  
Resubdivision  
923-929 (aka 901) West Genesee Street and 628 and 630-630 ½ Park Avenue  
Combine Three Parcels into Two New Lots  
Goodman Genesee, LLC (owner/applicant)  
Commercial, Class A and Residential, Class A

Mr. Gary Valerino, of Meggesto, Crossett and Valerino, LLP at 313 East Willow Street, spoke to the Commission about the proposal.

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

- 8) R-11-26  
Resubdivision  
105 North Geddes Street and 834 and 838 Erie Boulevard West  
Combine Three Parcels into Two New Lots  
August and Angelina Gonnella (owner/applicant)  
Industrial, Class A

Mr. Severino Gonnella, at 4047 South Street Road, Marcellus New York, 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 Zoning Administrator informed the Commission that the proposal affects available parking for a previously approved special permit and must be resolved prior to the Commission rendering a decision, the Commission agreed to hold the proposal until the parking situation for the existing special permit is resolved.

- 9) R-11-27  
Resubdivision  
180 Intrepid Lane  
Subdivide one parcel into two new Lots  
James Hagan Real Estate Company, LLC (owner/applicant)  
Commercial, Class B

Mr. James Hagan, 5091 Webster Mile 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, whereupon Ms. Nancy Larson, Corporate Counsel, informed the Commission that an easement proposed by the applicant must be reviewed and approved by the Corporate Counsels Office, Ms. Rebecca Livengood made a motion to approve the request with a negative declaration contingent upon Corporate Counsels review and approval of the proposed easement. Ms. Linda Henley seconded the motion. The motion passed unanimously.

- 10) SP-11-21  
Special Permit-Restaurant  
3003-3023 James Street and 114 North Midler Avenue  
Tino Marcoccia (owner/applicant)  
Business, Class A, and James Street Overlay District

Ms. Sheila Weed, 372 South Collingwood Avenue, spoke to the Commission about the proposal for an ice cream parlor. Ms. Terry Horst, 306 Hawley Avenue, spoke to the Commission about site alterations and improvements.

Six people spoke in favor of the proposal. Three people spoke in opposition to the proposal.

After further discussion and review, whereupon the Commission discussed the proposed deviations from the James Street Overlay district, Mr. George Matthews made a motion to approve the request in part with no driveway on James Street and with a negative declaration. Ms. Linda Henley seconded the motion. The motion passed unanimously.

11) SP-11-22

Special Permit-Restaurant  
3003-3023 James Street and 114 North Midler Avenue  
Tino Marcoccia (owner/applicant)  
Business, Class A, and James Street Overlay District

Ms. Sheila Weed, 372 South Collingwood Avenue, spoke to the Commission about the proposal for a pizzeria. Ms. Terry Horst, 306 Hawley Avenue, spoke to the Commission about site alterations and improvements.

Six people spoke in favor of the proposal. Two people spoke in opposition to the proposal.

After further discussion and review, whereupon the Commission discussed the proposed deviations from the James Street Overlay district, Mr. George Matthews made a motion to approve the request in part with no driveway on James Street and with a negative declaration. Ms. Linda Henley seconded the motion. The motion passed unanimously.

VIII. Minor Modifications

1) SP-04-33 M2

Special Permit Modification-Restaurant  
123 Marshall Street  
Second Floor Addition to Existing Retail Use  
Dave Jacobs (owner/applicant)  
Business, Class A

Ms. Heather Lamendola reviewed the proposal for the Commission.

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.

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

1) CS-09-80

Certificate of Suitability  
715-717 Maryland Avenue (Non-Conforming Two-Family)  
Joseph and Cheri Cecil  
Residential, Class A-1

Ms. Heather Lamendola reviewed the proposal for 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.

X. Certificates of Suitability Not Previously Heard by the Planning Commission

1) CS-11-23

Certificate of Suitability

508-510 Columbus Avenue (Non-Conforming Three-Family)

Mark B. Hoffman (owner/applicant)

Residential, Class A

Ms. Heather Lamendola reviewed the proposal for the Commission.

After discussion and review, Dr. Ruben Cowart made a motion to approve the request with a negative declaration. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

XI. Authorizations

Mr. George Matthews made a motion to authorize those cases listed for the September 12, 2011 meeting. Ms. Rebecca Livengood seconded the motion. The motion carried unanimously.

XII. Adjournment

Mr. George Matthews made a motion to adjourn. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously and the Commission adjourned at 10:17 p.m.