

AGENDA
CITY PLANNING COMMISSION
Monday, October 3, 2011
6:00 P.M.
CITY HALL COMMON COUNCIL CHAMBERS

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- I. Approval of the minutes of the September 12, 2011 Planning Commission Meeting

- II. Public Notice

- III. Public Hearings
 - 1) Z-2733 1
Zone Change Petition
Change Zoning District to Planned Development District
319 and 321 Wilkinson St, 108, 110, and 112-114 Rensselaer St, and 458 Tracy St
United Auto Supply, LLC (owner)
City of Syracuse Bureau of Planning and Sustainability (Petitioner)
Residential, Class A and Industrial, Class A to PDD

 - 2) Z-2734 23
Planned Development District Plan Amendment
Headquarters and Warehousing Expansion
319 and 321 Wilkinson St, 108, 110, and 112-114 Rensselaer St, and 458 Tracy St
United Auto Supply, LLC (owner/applicant)
Split Zoned Residential, Class A, Industrial, Class A, and Planned Development District

 - 3) Z-2735 41
Project Plan Review
Construct a Three-Story Addition with Associated Site Improvements
319 and 321 Wilkinson St, 108, 110, and 112-114 Rensselaer St, and 458 Tracy St
United Auto Supply, LLC (owner/applicant)
Split Zoned Residential, Class A, Industrial, Class A, and Planned Development District

 - 4) R-11-29 61
Resubdivision
Combine seven parcels into one new Lot
319 and 321 Wilkinson St, 108, 110, and 112-114 Rensselaer St, and 458 Tracy St
United Auto Supply, LLC (owner/applicant)
Split Zoned Residential, Class A, Industrial, Class A, and Planned Development District

 - 5) SP-07-08 M1 69
Special Permit Modification - Restaurant
Floor Plan Modification
103 Hamilton Street
Peter Coleman (owner/applicant)
Industrial, Class A

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- 6) SR-11-11 93
Site Plan Review Modification – Antenna Upgrade
Replace six antennas with nine new antennas
800 (810) Hiawatha Boulevard
American Tower Corp (owner)
AT&T Mobility (applicant)
Industrial, Class A
- 7) SR-11-12 111
Site Plan Review Modification – Antenna Upgrade
Replace six antennas with nine new antennas
3020 James Street (aka 102 Nichols Avenue)
Eastwood American Legion (owner)
AT&T Mobility (applicant)
Split Zoned Business, Class A and Residential, Class A-1
- 8) SR-11-13 125
Site Plan Review Modification – Antenna Upgrade
Replace six antennas with nine new antennas
3229 East Genesee Street
3229 East Genesee Associates (owner)
AT&T Mobility (applicant)
Residential, Class C
- 9) SR-11-14 139
Site Plan Review Modification – Antenna Upgrade
Replace six antennas with nine new antennas
821 East Brighton Avenue
Syracuse Senior Citizens Project Corp. (owner)
AT&T Mobility (applicant)
Residential, Class B
- 10) SR-11-16 153
Site Plan Review Modification – Antenna Upgrade
Replace six antennas with nine new antennas
110 (aka 116) East Castle Street
Castle Rest Nursing Home (owner)
AT&T Mobility (applicant)
Split Zoned Business, Class A and Residential, Class AA
- 11) SR-09-02 M1 165
Site Plan Review Modification – Antenna Upgrade
Replace six antennas with nine new antennas
989 James Street, LLC (owner)
AT&T Mobility (applicant)
Office, Class A

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- 12) SR-02-02 M1 177
Site Plan Review Modification – Antenna Upgrade
Replace six antennas with nine new antennas
1387 East Colvin Street
City of Syracuse (owner)
AT&T Mobility (applicant)
Residential, Class B

IV. Minor Modifications

- 1) SP-78-05 M1 189
Special Permit Modification–Care Home
Façade Renovation
825-843 East Willow Street
St Peter’s Italian Church Housing Development Fund (owner)
Mike Haggerty (applicant)
Office, Class B
- 2) SP-06-21 M2 211
Special Permit Modification–Restaurant
Façade Renovation
534-544 Westcott Street
Sam Property Holding, LLC (owner)
Konstantinos Petkopoulos (applicant)
Business, Class A
- 3) SP-08-13 M5 223
Special Permit Modification–Parking Lot
Install a 3.53-square foot, double-sided projecting sign
200 South Franklin Street
Washington Walton Company, LLC (owner)
Mondo Optical (applicant)
CBD-GS
- 4) Z-2710 M5 235
Change of Occupancy Modification
Install four wall signs totaling 72 square feet
1135 Salt Springs Road
LeMoyne College (owner)
David Norcross, Pioneer Companies (applicant)
Residential, Class A-1

V. Old Business

- 1) 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
- 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
- 3) 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

VI. New Business

- 1) R-10-28 246
Subdivision Map Filing Extension, Third 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)

VII. Public Hearing Authorizations for MONDAY, October 24, 2011

- 1) AS-11-24
Sign Exception
Install a 64-square foot wall sign
2711 James Street
Kurt Knudsen (owner/applicant)
Business, Class A and James Street Overlay District
- 2) SP-11-23
Special Permit–Parking Lot
509 East Fayette Street
Park Central Presbyterian Church (owner/ applicant)
CBD-OSR

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- 3) SP-11-24
Special Permit–Restaurant
321-325 South Clinton Street
David C. Taylor (owner)
Chad Clark (applicant)
CBD-GSA

- 4) SR-11-15
Site Plan Review–Antennas, Towers, and Satellite Dishes
Add three panel antennas to an existing 100-foot lattice tower
536 State Fair Boulevard
Crown Castle (owner)
AT&T Mobility Corp (applicant)
Lakefront, T5

- 5) SR-03-08 M1
Site Plan Review–Antennas, Towers, and Satellite Dishes
Add five panel antennas to an existing roof-top antenna array
918 Euclid Avenue
Erwin First United Methodist Church (owner)
AT&T Mobility Corp (applicant)
Split Zoned Residential, Class A and Class AA

- 6) R-11-30
Resubdivision
Combine three lots into one new Lot
550-552, 556, and 558-560 Richmond Avenue
Gus Johnston (owner/applicant)
Residential, Class A

- 7) R-11-31
Resubdivision
Combine five lots into one new Lot
344, 358, and 360-362 West Genesee Street and 311-313 and 317-319 Herald Place
Berkley 344 Office, LLC (owner/applicant)
CBD-GS

- 8) Z-2737
Text Amendment–Parking Regulations for Special Permits
City of Syracuse Office of Zoning Administration (Petitioner)

- 9) Z-2738
Text Amendment –Project Site Review
City of Syracuse Office of Zoning Administration (Petitioner)