

AGENDA
CITY PLANNING COMMISSION
Monday, October 24, 2011
6:00 P.M.
CITY HALL COMMON COUNCIL CHAMBERS

	<u>PAGE</u>
I. Approval of the minutes of the October 3, 2011 Planning Commission Meeting	
II. Public Notice	
III. Public Hearings	
1) <u>R-11-31</u> 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	1
2) <u>R-11-30</u> Resubdivision Combine three lots into one new Lot 550-552, 556, and 558-560 Richmond Avenue Gus Johnston (owner/applicant) Residential, Class A	11
3) <u>Z-2737</u> Text Amendment-Parking Regulations for Special Permit Restaurants Part C, Section IV, Article 2 Special Permit Uses and Requirements Parking for Restaurant Uses City of Syracuse Office of Zoning Administration (Petitioner)	21
4) <u>Z-2738</u> Text Amendment-Project Site Review Part C, Section I, Article 10 City of Syracuse Office of Zoning Administration (Petitioner)	31
5) <u>SP-11-23</u> Special Permit-Parking Lot 509 East Fayette Street Park Central Presbyterian Church (owner/ applicant) Central Business District-Offices and Services Restricted	47
6) <u>SP-11-24</u> Special Permit-Restaurant 321-325 South Clinton Street David C. Taylor (owner) Chad Clark (applicant) Central Business District-General Service, A	65

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- 7) 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
- 8) SR-03-08 M1 103
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

IV. Minor Modifications

- 1) SP-11-15 M1 117
Special Permit Modification-Restaurant
Floor Plan and Façade Modification
713 East Fayette Street
Tash Taskale (owner/applicant)
Commercial, Class A
- 2) SP-86-01 M1 129
Special Permit Modification-Care Home
Site Plan Modification
504 Delaware Street
David G. Kalet (owner/applicant)
Residential, Class B
- 3) SP-11-01 M1 135
Special Permit Modification-Restaurant
Site Plan and Façade Modification
521 and 523 Marcellus Street
Jan Maloff (owner/applicant)
Business, Class A

V. Modification Considerations

- 1) SP-01-13 M3 157
Special Permit Modification-Gasoline Station/Convenience Store
Alter an existing building to create a bakery
685 Hiawatha Boulevard West
Amerada Hess Corp. (owner)
Erik Watson, PE (applicant)
Lakefront, T5

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VI. 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

VII. New Business

- 1) DETERMINATION 179
Tourism Overlay District
Request to utilize the Tourism Overlay Provisions of the Lakefront Zoning District
Install a temporary soccer field on designated (GR) Green Space, rehabilitate an existing building, and create a separate parking lot
450 and 476 Kirkpatrick Street, 1032-1040 North Geddes Street, and 922 North Geddes Street, Rear
Salt City Enterprises, LLC (owner/applicant)
Lakefront, T4/T5/GR

VIII. Public Hearing Authorizations for MONDAY, November 14, 2011

- 1) SP-11-25
Special Permit – Scrap Metal Processing
301 Peat Street
Empire Recycling Corporation (owner/applicant)
Industrial, Class A
- 2) SP-93-08 M1
Special Permit Modification – Restaurant
Reduce on-site parking requirements
105 North Geddes Street
August and Angela Gonnella (owner/applicant)
Industrial, Class A

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- 3) SR-11-10
Site Plan Review
Install a 12'x20' shed without a screening wall
441 West Kirkpatrick Street
Alzheimer's Association, CNY Chapter (owner/applicant)
Split Zoned Lakefront, T4 and T5

- 4) SR-11-04 M1
Site Plan Review Modification – Signage
519 and 531 Liberty Street (aka 906 Spencer Street)
Salt City Enterprises, LLC (owner/applicant)
Lakefront, T5

- 5) SR-03-01 M1
Site Plan Review–Antennas, Towers, and Satellite Dishes
Replace nine existing antennas with nine new antennas on an existing roof-top antenna array
801-833 University Avenue
Syracuse University-Sheraton Hotel and Conference Center (owner)
AT&T Mobility (applicant)
Planned Institutional District

- 6) 3S-11-17
Three-Mile Limit Subdivision Review - Town of DeWitt
Subdivide two parcels into one new Lot
6852 Kinne St
Michael A. Breclaw (owner)

- 7) PR-09-30 M2
SLPB Appeal – Project Site Review Modification
Façade Alteration
601-611 and 615 South Crouse Avenue
908 Harrison St, LLC (owner/applicant)
Residential, Class C