

Minutes of the Meeting of the City Planning Commission
City Hall, Syracuse, New York
October 24, 2011

I. Summary of cases discussed herein:

R-11-31	R-11-30	Z-2737	Z-2738	SP-11-23
SP-11-24	AS-11-24	SR-03-08 M1	SP-11-15 M1	SP-86-01 M1
SP-11-01 M1	SP-01-13 M3	R-11-26	R-11-23	Z-2730

II. Attendance

Members Present

Dr. Ruben Cowart
Ms. Linda Henley
Mr. Steve Kulick
Mr. George Matthews

Staff Present

Ms. Heather Lamendola
Ms. Meghan McLees-Craner
Mr. Jeff Harrop

III. Meeting called to order at 6:08 p.m.

IV. Approval of the minutes

Mr. Steve Kulick made a motion to accept the minutes of the October 3, 2011 meeting of the City Planning Commission. Ms. Linda Henley seconded the motion. The motion passed unanimously.

V. Public Hearings

1) 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

Mr. Michael Silberberg, at 55 Old Nyack Turnpike, Nanuet, New York, spoke to the Commission about the proposal, which consists of combining five parcels into one new Lot.

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

After further discussion and review, Mr. George Matthews made a motion with a negative declaration to approve the request. Ms. Linda Henley seconded the motion. The motion passed unanimously.

- 2) 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

Mr. Alan Johnston, at 4108 Griffin Road, Syracuse, New York, spoke to the Commission about the proposal, which consists of combining three parcels into one new Lot.

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

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

- 3) Z-2737
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)

Ms. Heather Lamendola, the Zoning Administrator for the City of Syracuse, spoke to the Commission about the proposal, which consists of reducing the on-site parking requirements for restaurants subject to special permit review by the City Planning Commission.

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

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

- 4) Z-2738
Text Amendment-Project Site Review
Part C, Section I, Article 10
City of Syracuse Office of Zoning Administration (Petitioner)

Ms. Heather Lamendola, the Zoning Administrator for the City of Syracuse, spoke to the Commission about the proposal, which consists of modifications to the Project Site Review provisions of the Zoning Ordinance. The main changes include eliminating reviews for minor repair and replacement projects, eliminating the Super Project exemption, and revising the point-by-point analysis to exclude right-of-way elements.

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

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

5) SP-11-23

Special Permit-Parking Lot
509 East Fayette Street
Park Central Presbyterian Church (owner/ applicant)
Central Business District-Offices and Services Restricted

Ms. Terry Horst, of Maxian and Horst at 306 Hawley Avenue, Syracuse, New York, and Mr. Davis Kammer, of 3954 Aquinnah Heights, Marcellus, New York, spoke to the Commission about the proposal, which consists of demolishing an existing building and installing a 28-space, surface parking lot.

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

After further discussion and review, whereupon the Commission recognized a requirement from the City of Syracuse Department of Public Works for the applicant to submit a grading plan for review and approval, Mr. Steve Kulick made a motion with a negative declaration to approve the request with the condition that the applicant must submit a grading plan to the Department of Public Works for review and approval. Ms. Linda Henley seconded the motion. The motion passed unanimously.

6) SP-11-24

Special Permit-Restaurant
321-325 South Clinton Street
David C. Taylor (owner)
Chad Clark (applicant)
Central Business District-General Service, A

Mr. Chad Clark, at 528 Plum Street, Syracuse, New York, and Mr. Michael Wolniak, at 1610 James Street, Syracuse, New York, spoke to the Commission about the proposal, which consists of establishing a restaurant with a dining room, bar service, outdoor seating, and a take-out window. It was noted that the applicant submitted new plans to the Office of Zoning Administration late this afternoon, which were handed out to the Commission members. The revisions were not available to the public for review prior to the public hearing.

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

After further discussion and review, whereupon Ms. Meghan McLees-Craner recommended the Commission hold the public hearing open until the next regularly scheduled meeting in order to afford the public an opportunity to review the revised plans, the Commission agreed to keep the public hearing open until the next regularly scheduled meeting on November 14, 2011.

- 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

Mr. Kurt Knudsen and Mr. Frank Stokes, both employed at 2711 James Street, Syracuse, New York, spoke to the Commission about the proposal, which consists of installing a 64-square foot wall sign within the James Street Overlay District.

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

After further discussion and review, whereupon the Commission asked if the applicant had contemplated a smaller sign, Mr. George Matthews made a motion with a negative declaration to approve the request. Ms. Linda Henley seconded the motion. The motion passed unanimously.

- 8) 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

Mr. Tim Richmond, at 116 Garfield Avenue, Oneida, New York, spoke to the Commission about the proposal, which consists of adding five panel antennas to an existing roof-top antenna array.

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

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

VI. Minor Modifications

- 1) SP-11-15 M1
Special Permit Modification-Restaurant
Floor Plan and Façade Modification
713 East Fayette Street
Tash Taskale (owner/applicant)
Commercial, Class A

Ms. Heather Lamendola presented the proposal to the Commission. The proposal consists of modifying the floor plan and elevations in order to relocate a grease trap, a beer cooler,

and a liquor storage area, and replacing or covering the existing brick façade with clear-coated square corrugated galvanized metal.

After further discussion and review, whereupon the Commission expressed concerns the proposed façade changes may have on the existing neighborhood, the Commission agreed to withhold action on the request until the next schedule meeting on November 14, 2011, subject to a review by the City of Syracuse Department of Planning and Sustainability.

- 2) SP-86-01 M1
Special Permit Modification-Care Home
Site Plan Modification
504 Delaware Street
David G. Kalet (owner/applicant)
Residential, Class B

Ms. Heather Lamendola presented the proposal to the Commission. The proposal consists of modifying the site plan in order reflect the previous removal of the detached garage and installation of a shed and dumpster, and to install a four to six-foot wooden fence enclosing the back portion of the property, with a double-gated chain link fence across the driveway facing Delaware Street.

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

- 3) SP-11-01 M1
Special Permit Modification-Restaurant
Site Plan and Façade Modification
521 and 523 Marcellus Street
Jan Maloff (owner/applicant)
Business, Class A

Ms. Heather Lamendola presented the proposal to the Commission. The proposal consists of modifying the site plan, floor plan, and building façade in order to install code-compliant steps and a ramp, relocate a dumpster, and alter the exterior paint colors.

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

VII. Modification Considerations

- 1) SP-01-13 M3
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

Ms. Heather Lamendola presented the proposal to the Commission. The proposal consists of modifying the floor plan and site plan in order to construct a 344-square foot addition to an accessory building in order to establish an on-site bakery for an existing restaurant within a convenience store.

After further discussion and review, whereupon the Commission expressed concerns the proposed bakery may have upon the customer traffic, the Commission determined the proposal is a substantial modification and authorized the proposal for a public hearing at the next regularly scheduled meeting on November 14, 2011.

VIII. 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

Ms. Heather Lamendola presented the proposal to the Commission. At the previously scheduled meeting of the City Planning Commission on August 22, 2011, the Commission determined that the proposal affects the available parking for a previously approved special permit and must be resolved prior to the Commission rendering a decision. Staff noted that the owner has submitted a special permit modification as requested, which is currently scheduled for a public hearing on November 14, 2011. The Commission took no action.

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 update on the proposal to the Commission, which includes a companion planned development review (Z-2730). There remain no changes to the proposal and the applicant continues to desire the proposal be listed on the agenda. The Commission took no action.

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

Ms. Heather Lamendola provided an update on the proposal to the Commission, which includes a companion resubdivision application (R-11-23). There remain no changes to the proposal and the applicant continues to desire the proposal be listed on the agenda. The Commission took no action.

IX. New Business

1) DETERMINATION

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

Ms. Heather Lamendola presented the proposal to the Commission. The proposal consists of a request to utilize the provision of the Tourism Overlay within the Lakefront zoning district regulations in order to renovate an existing building and create accessory parking, install a temporary soccer field, and install a separate parking lot.

After further discussion and review, whereupon the Commission acknowledged the Onondaga County Planning Board had not yet reviewed the application pursuant to NYS GML § 239-1 and m, the Commission agreed to defer action on the proposal until the next regularly scheduled meeting on November 14, 2011.

X. Authorizations

Mr. Steve Kulick made a motion to authorize those cases listed for the November 14, 2011 meeting. Ms. Linda Henley seconded the motion. The motion passed unanimously.

XI. Adjournment

Mr. Steve Kulick made a motion to adjourn at 8:37 p.m. Mr. George Matthews seconded the motion. The motion passed unanimously.