

AGENDA
CITY PLANNING COMMISSION
Monday, November 14, 2011
6:00 P.M.
CITY HALL COMMON COUNCIL CHAMBERS

	<u>PAGE</u>
I. Approval of the minutes of the October 24, 2011 Planning Commission Meeting	
II. Public Notice	
III. Public Hearings	
1) <u>SP-11-24</u> (Continuation of Public Hearing from 10/24/11) Special Permit-Restaurant 321-325 South Clinton Street David C. Taylor (owner) Chad Clark (applicant) Central Business District-General Service, A	1
2) <u>SP-11-25</u> Special Permit-Indoor Recycling Center 301 Peat Street Empire Recycling Corporation (owner/applicant) Industrial, Class A	25
3) <u>SP-01-13 M3</u> 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	59
4) <u>SP-93-08 M1</u> Special Permit Modification-Restaurant Site Plan Modification 105 North Geddes Street August and Angela Gonnella (owner/applicant) Industrial, Class A	81
5) <u>SR-11-10</u> Site Plan Review Construct an Outbuilding 441 West Kirkpatrick Street Alzheimer's Association, CNY Chapter (owner/applicant) Split Zoned Lakefront, T4 and T5	109

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- 6) SR-11-04 M1 123
Site Plan Review Modification
Signage Modification
519 and 531 Liberty Street (aka 906 Spencer Street)
Salt City Enterprises, LLC (owner/applicant)
Lakefront, T5
- 7) PR-09-30 M2 139
Project Site Review Modification
Structural Alteration
601-611 and 615 South Crouse Avenue
908 Harrison St, LLC (owner/applicant)
Residential, Class C
- 8) S-11-02 155
Street Closure
East Water Street between South Beech Street and Erie Boulevard East
City of Syracuse (owner/applicant)
- 9) 3S-11-17 171
Three-Mile Limit Subdivision Review-Town of DeWitt
Subdivide two parcels into one new Lot
6852 Kinne St
Michael A. Breclaw (owner/applicant)

IV. Minor Modifications

- 1) SP-00-44 M3 179
Special Permit Modification-Restaurant
Façade Modification
219-225 West Fayette Street
Repaint Façade
Heritage Daniel, LLC, Curtis B. Butler, Scott Everts (owners/applicants)
CBD-GSA
- 2) SP-11-20 M1 193
Special Permit Modification-Restaurant
Hours of Operation and Signage Modification
645-647, 649-651, 653-655, and 657 North Salina Street
206, 208, 210, 212, and 214 East Division Street
928 and 936 North State Street
Michael Creno (owner)
ESW Realty, LLC (applicant)
Commercial, Class A

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- 3) SR-03-01 M1 201
Site Plan Review-Antennas, Towers, and Satellite Dishes
Replace nine existing antennas with nine new antennas on existing roof-top antenna array
801-833 University Avenue
Syracuse University-Sheraton Hotel and Conference Center (owner)
AT&T Mobility (applicant)
Planned Institutional District

V. Old Business

- 1) SP-11-15 M1 219
Special Permit Modification-Restaurant
Floor Plan and Façade Modification
713 East Fayette Street
Tash Taskale (owner/applicant)
Commercial, Class A
- 2) R-11-26 231
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
- 3) DETERMINATION 243
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
- 4) 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
- 5) 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

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VI. New Business

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|---|-----|
| 1) <u>SR-11-15</u>
Site Plan Review
745 Hiawatha Boulevard West
Demolish Existing Buildings-Slabs to Remain
Hiawatha Realty Corp (owner/applicant)
Split Zoned, Lakefront, T4 and T5 | 273 |
| 2) <u>SR-11-18</u>
Site Plan Review
725 (aka 723) Hiawatha Boulevard West
Demolish Existing Buildings-Slabs to Remain
Hiawatha Realty Corp (owner/applicant)
Split Zoned, Lakefront, T4 and T5 | 293 |
| 3) <u>SR-11-19</u>
Site Plan Review
401 Pulaski Street
Demolish Existing Buildings-Slabs to Remain
Hiawatha Realty Corp (owner/applicant)
Split Zoned, Lakefront, T4 and T5 | 303 |
| 4) 2012 Meeting Schedule | 313 |

VII. Public Hearing Authorizations for MONDAY, December 5, 2011

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| 1) <u>R-11-33</u>
Resubdivision
1701, 1713, and 1715 North Salina Street
Combine three parcels into one new Lot
James H. O'Neill (owner/applicant)
Industrial, Class A | |
| 2) <u>R-11-34</u>
Resubdivision
820-900 and 1000-1056 East Water Street
Subdivide two parcels into eight new Lots
Upstate Properties Development, Inc. (owner/applicant)
Residential, Class B | |
| 3) <u>3S-11-18</u>
Three Mile Limit Subdivision Review
809 South Vine Street
Subdivide 1.768 acres into two new Lots
James Stoddard (owner/applicant)
Residential, R-1 | |

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- 4) R-11-32
Rusubdivision
2900, 2912-2914 and 2924-2930 James Street, 100 South Midler Avenue-Rear,
and 115 South Edwards Avenue
Combine five parcels into one new Lot
Tino Marcoccia (owner/applicant)
Business, Class A and James Street Overlay District

- 5) PR-11-41
Project Site Review
2900, 2912-2914 and 2924-2930 James Street, 100 South Midler Avenue-Rear,
and 115 South Edwards Avenue
Demolish three commercial structures and one residential dwelling to construct
a retail store
Tino Marcoccia (owner/applicant)
Business, Class A and James Street Overlay District