

AGENDA  
CITY PLANNING COMMISSION  
**Monday, December 19, 2011**  
6:00 P.M.  
CITY HALL COMMON COUNCIL CHAMBERS

	<u>PAGE</u>
I. Approval of the minutes of the December 5, 2011 Planning Commission Meeting	
II. Public Notice	
III. Public Hearings	
1) <u>R-11-32</u> Resubdivision Combine five parcels into one new Lot 2900, 2912-2914 and 2924-2930 James Street, 100 South Midler Avenue-Rear, and 115 South Edwards Avenue Tino Marcoccia (owner/applicant) Business, Class A and James Street Overlay District	1
2) <u>PR-11-41</u> 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	9
3) <u>R-11-36</u> Resubdivision Subdivide four lots into three new Lots 310 (312), 312-314 (314), 318 (316) and 320 Gertrude Street Northeast Hawley Development Association, Inc. (owner/applicant) Residential, Class B	71
4) <u>SP-11-26</u> Special Permit-Restaurant 508-510 Westcott Street Gary Dong (applicant) Gemmi Boy, LLC (owner) Business, Class A	83
5) <u>SP-11-27</u> Special Permit-Restaurant 508-510 Westcott Street Beer Belly Deli, LLC, dba Beer Belly Deli & Pub (applicant) Gemmi Boy, LLC (owner) Business, Class A	119

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- 6) SP-07-32 M1  
Special Permit Modification–Care Home  
Floor Plan Modification  
712-720 Hickory Street  
Syracuse Brick House, Inc., dba Syracuse Behavioral Healthcare (owner/applicant)  
Residential, Class A

169

- 7) SP-98-33 M1  
Special Permit Modification–Care Home  
Floor Plan Modification  
847 James Street  
Syracuse Brick House, Inc., dba Syracuse Behavioral Healthcare (owner/applicant)  
Office, Class A

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- 8) R-11-33  
Resubdivision  
Combine three parcels into one new Lot  
1701, 1713, and 1715 North Salina Street  
James H. O’Neill (owner/applicant)  
Industrial, Class A

201

- 9) PR-11-42  
Project Site Review  
1701, 1713, and 1715 North Salina Street  
Construct a Retail Store  
James H. O’Neill (owner/applicant)  
Industrial, Class A

233

- 10) 3S-11-19  
Three-Mile Limit Review-Town of DeWitt  
Subdivide one parcel into two new Lots  
428 and 430 Tilden Drive  
Robert Clasen (applicant)

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- 11) 3S-11-20  
Three-Mile Limit Review-Town of Camillus  
Subdivide one lot into two new Lots  
5998 Belle Isle Road  
John and Pamela Woollis (applicant)

IV. Minor Modifications

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- 1) SP-09-01 M1  
Special Permit Modification-Indoor Recycling Center  
Signage  
4100-4106 South Salina Street  
James J. Wallace and Catherine A. Scott (owners)  
Robert L. Elliott (applicant)  
Business, Class A

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- 2) SP-07-18 M1 263  
Special Permit Modification-Restaurant  
Floor Plan, Signage, and Façade  
617-619 Wolf Street  
Peter McGinnis dba Wolf's Den, Inc. (owner/applicant)  
Business, Class A
- 3) SP-89-12 M2 277  
Special Permit Modification-Restaurant  
Floor Plan and Elevation  
1602 and 1606 West Genesee Street  
Ken Sniper and Craig Kowadla (owners/applicants)  
Business, Class A

V. Old Business

- 1) 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
- 2) 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. Public Hearing Authorizations for MONDAY, January 9, 2011

- 1) R-11-38  
Resubdivision  
Subdivide four lots into two new Lots  
203 and 205-207 Marcellus Street and 200 and 206 Wyoming Street  
Home Headquarters, Inc, J. Scott Tripp, LLC., and PEACE, Inc. (owners)  
Home Headquarters, Inc. (applicant)  
Business, Class A
- 2) Regulation Plan Amendment-Reduce/Adjust Green Space and Eliminate Proposed Road  
Corner of North Geddes Street and West Kirkpatrick Street  
Salt City Enterprises (petitioner)  
Split-Zoned Lakefront, T-4/T-5/GR

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- 3) Special Permit-Soccer Field  
476 West Kirkpatrick Street  
Salt City Enterprises (owner/applicant)  
Split-Zoned Lakefront, T-4/T-5/GR
  
- 4) Special Permit-Parking Lot  
922 North Geddes Street, Rear  
Salt City Enterprises (owner/applicant)  
Lakefront, T-4
  
- 5) Special Permit-Access Drive  
1032-1040 North Geddes Street  
Salt City Enterprises (owner/applicant)  
Split-Zoned Lakefront, T-4/T-5