

Minutes of the Meeting of the City Planning Commission
City Hall, Syracuse, New York
October 3, 2011

I. Summary of cases discussed herein:

Z-2733	Z-2734	Z-2735	R-11-29	SP-07-08 M1
SR-11-11	SR-11-12	SR-11-13	SR-11-14	SR-11-16
SR-09-02 M1	SR-02-02 M1	SP-78-05 M1	SP-06-21 M2	SP-08-13 M5
Z-2710 M5	R-11-26	R-11-23	Z-2730	R-10-28

II. Attendance

Members Present

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

Staff Present

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

III. Meeting called to order at 6:07 p.m.

IV. Approval of the minutes

Mr. George Matthews made a motion to accept the minutes of the September 12, 2011 meeting of the City Planning Commission. Ms. Linda Henley seconded the motion. The motion passed unanimously.

V. Public Hearings

1) Z-2733

Zone Change Petition

Change Zoning District to Planned Development District

319 and 321 Wilkinson Street, 108-110 and 112-114 Van Rensselaer Street,
and 458-464 Tracy Street

United Auto Supply, LLC (owner)

City of Syracuse Bureau of Planning and Sustainability (Petitioner)

Residential, Class A and Industrial, Class A to PDD

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, presented the proposal to the Commission. The proposal consists of a comprehensive change of zoning from Industrial, Class A and Residential, Class A to Planned Development District (PDD) in order to amend an existing District Plan. The proposal has three companion cases; a Planned Development District Plan Amendment (Z-2734), a Project Plan Review (Z-2735), and a Resubdivision (R-11-29).

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

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

2) Z-2734

Planned Development District Plan Amendment
Headquarters and Warehousing Expansion
319 and 321 Wilkinson Street, 108-110 and 112-114 Van Rensselaer Street,
and 450 and 458-464 Tracy Street
United Auto Supply, LLC (owner/applicant)
Split Zoned Residential, Class A, Industrial, Class A, and Planned Development District

Mr. James Trasher, of Clough, Harbor and Associates, spoke to the Commission about the proposal, which consists of amending the existing Planned Development District plan to expand the operations and corporate offices of United Auto Supply. The proposal has three companion cases; a Zone Change Petition (Z-2733), a Project Plan Review (Z-2735), and a Resubdivision (R-11-29).

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

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

3) Z-2735

Project Plan Review
Construct a Three-Story Addition with Associated Site Improvements
108-110, and 112-114 Van Rensselaer Street and 450 and 458-464 Tracy Street
United Auto Supply, LLC (owner/applicant)
Split Zoned Residential, Class A, Industrial, Class A, and Planned Development District

Ms. Sheila Weed, at 317 Collingwood Avenue, spoke to the Commission about the proposal, which consists of constructing a three-story addition to an existing building which houses United Auto's existing corporate offices. The proposal has three companion cases; a Zone Change Petition (Z-2733), a Planned Development District Plan Amendment (Z-2734), and a Resubdivision (R-11-29).

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

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

4) R-11-29

Resubdivision

Combine seven parcels into one new Lot

319 and 321 Wilkinson Street, 108-110, and 112-114 Van Rensselaer Street,
and 450 and 458 Tracy Street

United Auto Supply, LLC (owner/applicant)

Split Zoned Residential, Class A, Industrial, Class A, and Planned Development District

Mr. James Trasher, of Clough, Harbor and Associates, and Ms. Sheila Weed, at 372 Collingwood Avenue, spoke to the Commission about the proposal, which consists of combining nine parcels totaling 3.892 acres into one new Lot in order to facilitate the corporate expansion of United Auto Supply. The proposal has three companion cases; a Zone Change Petition (Z-2733), a Planned Development District Plan Amendment (Z-2734), and a Project Plan Review (Z-2735).

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

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

5) SP-07-08 M1

Special Permit Modification - Restaurant

Floor Plan Modification

103 Hamilton Street

Peter Coleman (owner/applicant)

Industrial, Class A

Mr. Peter Coleman, at 200 Meadow Road (Town of Geddes), spoke to the Commission about the proposal, which consists of expanding the bar area of an existing restaurant.

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

After further discussion and review, whereupon the Commission reviewed the amount of signage and the applicant acknowledged some of the signs could be removed, Ms. Linda Henley made a motion to approve the request with a negative declaration and granting a waiver to allow for entertainment, and authorizing the Zoning Administrator to work with the applicant and approve a reasonable reduction in the number and area of signage. Mr. Steve Kulick seconded the motion. The motion passed unanimously.

6) SR-11-11

Site Plan Review Modification – Antenna Upgrade

Replace nine antennas with nine new antennas

800 (810) Hiawatha Boulevard

American Tower Corp (owner)

AT&T Mobility (applicant)

Industrial, Class A

Mr. Colin Fazio, an agent for AT&T Mobility at 6519 Towpath Road, spoke to the Commission about the proposal, which consists of replacing nine existing antennas with nine new antennas as part of a system upgrade.

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

After further discussion and review, whereupon the Commission acknowledged the pre-existing aspects of the proposal and the applicant's justification for extending the antennas above the existing tower, Mr. George Matthews made a motion to approve the request with a negative declaration and a waiver from Part C, Section I, Article 7, Subsection C.2.(b) of the City of Syracuse Zoning Rules and Regulations, as amended, to allow the proposed antennas to extend above the top of the tower. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 7) SR-11-12
Site Plan Review Modification – Antenna Upgrade
Replace four 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

Mr. Colin Fazio, an agent for AT&T Mobility at 6519 Towpath Road, spoke to the Commission about the proposal, which consists of expanding the antenna capabilities from two sectors to three sectors by replacing four existing antennas with nine new antennas as part of a system upgrade.

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

After further discussion and review, whereupon the Commission confirmed that the antennas would not extend more than 20 feet above the building roof lines, Mr. Steve Kulick made a motion to approve the request with a negative declaration. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 8) SR-11-13
Site Plan Review Modification – Antenna Upgrade
Add one antenna to an existing roof-top antenna array
3229 East Genesee Street
3229 East Genesee Associates (owner)
AT&T Mobility (applicant)
Residential, Class C

Mr. Colin Fazio, an agent for AT&T Mobility at 6519 Towpath Road, spoke to the Commission about the proposal, which consists of installing a new antenna to an existing roof-top antenna array with two existing antennas for a total of three antennas as part of a system upgrade.

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

After further discussion and review, whereupon the Commission confirmed that the antennas would not extend more than 20 feet above the building roof lines, Mr. Steve Kulick made a motion to approve the request with a negative declaration. Ms. Linda Henley seconded the motion. The motion passed unanimously.

- 9) SR-11-14
Site Plan Review Modification – Antenna Upgrade
Replace nine antennas with nine new antennas
821 East Brighton Avenue
Syracuse Senior Citizens Project Corp. (owner)
AT&T Mobility (applicant)
Residential, Class B

Mr. Colin Fazio, an agent for AT&T Mobility at 6519 Towpath Road, spoke to the Commission about the proposal, which consists of replacing nine existing antennas with nine new antennas as part of a system upgrade.

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

After further discussion and review, whereupon the Commission confirmed that the antennas would not extend more than 20 feet above the building roof lines, Mr. George Matthews made a motion to approve the request with a negative declaration. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 10) SR-11-16
Site Plan Review Modification – Antenna Upgrade
Install three new antennas at one per sector
110 (aka 116) East Castle Street
Castle Rest Nursing Home (owner)
AT&T Mobility (applicant)
Split Zoned Business, Class A and Residential, Class AA

Mr. Taylor Kline, an agent for AT&T Mobility at 6519 Towpath Road, spoke to the Commission about the proposal, which consists of adding three new antennas to an existing roof-top antenna array at one new antenna per sector as part of a system upgrade.

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

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

11) SR-09-02 M1

Site Plan Review Modification – Antenna Upgrade
Install three new antennas to an existing roof-top antenna array
989 James Street, LLC (owner)
AT&T Mobility (applicant)
Office, Class A

Mr. Tim Richmond, an agent for AT&T Mobility at 6519 Towpath Road, spoke to the Commission about the proposal, which consists of installing three additional antennas to an existing roof-top antenna array with six existing antennas, for a total of nine antennas, as part of a system upgrade.

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

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

12) SR-02-02 M1

Site Plan Review Modification – Antenna Upgrade
Replace nine existing antennas with nine new antennas
1387 East Colvin Street
City of Syracuse (owner)
AT&T Mobility (applicant)
Residential, Class B

Mr. Taylor Kline, an agent for AT&T Mobility at 6519 Towpath Road, spoke to the Commission about the proposal, which consists of replacing nine existing antennas with nine new antennas as part of a system upgrade.

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

After further discussion and review, whereupon the Commission confirmed that the antennas would not extend more than 20 feet above the building roof lines, Mr. Steve Kulick made a motion to approve the request with a negative declaration. Ms. Linda Henley seconded the motion. The motion passed unanimously.

VI. Minor Modifications

1) SP-78-05 M1

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

Ms. Heather Lamendola presented the proposal to the Commission. The proposal consists of replacing the existing windows and sliding doors within the existing openings and applying an external Dryvit System to the walls of the balconies of an existing nine-story building.

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

- 2) SP-06-21 M2
Special Permit Modification–Restaurant
Façade Renovation
534-544 Westcott Street
Sam Property Holding, LLC (owner)
Konstantinos Petkopoulos (applicant)
Business, Class A

Ms. Heather Lamendola presented the proposal to the Commission. The proposal consists of remodeling the façade of an existing restaurant.

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

- 3) SP-08-13 M5
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

Ms. Heather Lamendola presented the proposal to the Commission. The proposal consists of installing a double-sided projecting sign totaling 3.53 square feet.

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

- 4) Z-2710 M5
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

Ms. Heather Lamendola presented the proposal to the Commission. The proposal consists of installing four wall signs totaling 72 square feet.

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

VII. 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 they have been in contact with the owner and 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). 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). The applicant is considering modifying the proposal. The Commission took no action.

VIII. New Business

1) R-10-28

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)

Ms. Heather Lamendola presented the proposal to the Commission. The proposal consists of extending the filing date for the previously-approved subdivision until December 31, 2011.

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

IX. Authorizations

Mr. Steve Kulick made a motion to authorize those cases listed for the October 24, 2011 meeting. Mr. George Matthews seconded the motion. The motion passed unanimously.

X. Adjournment

Mr. George Matthews made a motion to adjourn at 7:56 p.m. Ms. Linda Henley seconded the motion. The motion passed unanimously.