

Minutes of the Meeting of the
Syracuse Board of Zoning Appeals
City Hall, Syracuse, New York
February 2, 2017

I. Summary of cases discussed herein:

V-17-01
V-17-02
V-17-03
V-17-05
V-17-06

II. Members Present

Staff Present

Stewart Koenig	-Yes	Heather Lamendola	-Yes
Carolyn Evans-Dean	- No	Meghan McLees Craner	-Yes
Nicholas Petragani	-Yes	Melissa Sanfilippo	- No
Michael Stanton	-Yes	Kathryn Ryan	-Yes
Michael Cheslik	-Yes		
Rachel May	-Yes		

III. Meeting called to order at 1:07 p.m. by Mr. Koenig (SK, RM, NP, MC, MS)

A motion was made to approve with modifications by Mr. Cheslik and seconded by Ms. May to adopt the minutes from the January 12, 2017 meeting. Motion carried unanimously.

There were no resolutions to adopt from the January 12, 2017 meeting.

IV. Public Hearings

1) V-17-01

Area Variance-Required Yards and Lot Width

622 Otisco Street

To Construct a Single-Family Dwelling

Home Headquarters (owner/applicant)

Residential, Class AA

To construct a single-family dwelling by waiving the required yards and lot width.

Mr. Paul Curtin, attorney for the applicant, presented the proposal and explained the reason for the request.

Mr. Rick Destito, Mr. Jeff Malewski, and Mr. John Kelly spoke in favor of the proposal. No one spoke in opposition.

After further discussion, a motion to Approve was made by Ms. May and seconded by Mr. Petragani. The motion passed unanimously.

2) V-17-02
Area Variance-Required Yards and Required Parking

626 Otisco Street
To Construct Four Single-Family Dwellings
Home Headquarters (owner/applicant)
Residential, Class B

To construct four single-family dwellings by waiving the required yards and lot width.

Mr. Paul Curtin, attorney for the applicant, presented the proposal and explained the reason for the request.

Mr. Rick Destito, Mr. Jeff Malewski, and Mr. John Kelly spoke in favor of the proposal. No one spoke in opposition.

After further discussion, a motion to Approve was made by Ms. May and seconded by Mr. Stanton. The motion passed unanimously.

3) V-17-03
Area Variance-Required Front Yard and Number of Driveways

207 Ontario Street
To Construct a Single-Family Dwelling and a Community Laundromat
Home Headquarters (owner/applicant)
Residential, Class B and Business, Class A

To construct a single-family dwelling and a community laundromat by waiving the required front yard and number of driveways.

Mr. Paul Curtin, attorney for the applicant, presented the proposal and explained the reason for the request.

Mr. Rick Destito, Mr. Jeff Malewski, and Mr. John Kelly spoke in favor of the proposal. No one spoke in opposition.

After further discussion, a motion to Approve was made by Ms. May and seconded by Mr. Petragani. The motion passed unanimously.

4) V-17-05
Use Variance-Uses Permitted

457 James Street
To Establish a Mixed Use Building
Paul Roe & Regina Santucci (owner/applicant)
Office, Class B

To establish a mixed use building with a first floor personal service use and a second floor dwelling by waiving the uses permitted.

Mr. Paul Roe, owner of the property, presented the proposal and explained the reason for the request.

Mr. Rick Destito, Mr. Jeff Malewski, and Mr. Mike LaFlair spoke in favor of the proposal. No one spoke in opposition.

After further discussion, a motion to Approve was made by Mr. Stanton and seconded by Ms. May. The motion passed unanimously.

5) V-17-06

Area Variance-Required Side Yard

107 Avery Avenue

To Construct a Single-Family Dwelling

Christopher T. Davis (owner/applicant)

Residential, Class A

To construct a single-family dwelling by waiving the required side yard.

Mr. Greg Abdo, architect for the applicant, presented the proposal and explained the reason for the request.

Mr. Mike Hrab, and Mr. John Kelly spoke in favor of the proposal. No one spoke in opposition.

After further discussion, a motion to Approve was made by Mr. Stanton and seconded by Mr. Petragnani. The motion passed unanimously.

V. Authorizations for February 23, 2017

1) V-17-07

Use Variance-Uses Permitted

124-140 Swansea Drive

To Establish a Four-Family Dwelling

Trinity Evangelical Lutheran Church (owner/applicant)

Property Management Services, LLC (contract purchaser)

Residential, Class A-1

To establish a four-family dwelling by waiving the uses permitted in a Residential, Class A-1 zoning district.

2) V-17-08

Use Variance-Uses Permitted

438 Columbus Avenue

To Establish a Mixed-Use Building

University Neighborhood Preservation Association (owner/applicant)

Residential, Class B-1

To establish a mixed-use building with a museum on the first floor, four transient units, and two apartments.

3) V-17-09

Use Variance-Uses Permitted

413 South Wilbur Avenue

To Establish a Personal Service Shop

Ahmed M. Azzam (owner/applicant)

Residential, Class B

To establish a barber shop by waiving the uses permitted.

4) V-17-10

Area Variance-Waiver of Required Front Yard and Driveway Width

2827 East Genesee Street

To Establish (maintain) a Driveway

Yu Fan and Liming Bi (owner/applicant)

Residential, Class A-1

To establish (maintain) a driveway wider than 12 feet by waiving the required front yard and the maximum driveway width.

5) V-16-31 M2

Area Variance Modification-Required Front Yard

938 East Fayette Street, 310 South Crouse Avenue, 309,311,313,325-27 Irving Avenue, and 945 East Genesee Street

To Modify an Area Variance by Waiving the Required Yards

BVSHSSF Syracuse, LLC (owner/applicant)

Business, Class A

To modify an existing Area Variance to move the proposed building by waiving the required yards.

6) V-17-11

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Area Variance-Landscaping Requirements for Parking Lots

1050 West Genesee Street and 1131 West Belden Avenue

To Install a Parking Lot

Visiting Nurses Association (owner/applicant)

Business, Class A and Industrial, Class A

To establish a parking lot by waiving the landscaping requirements for parking lots.

II. Adjournment

A motion was made by Mr. Petrangnani and seconded by Mr. Cheslik to adjourn the meeting at 2:27 p.m. Motion carried unanimously.