

Minutes of the Meeting of the
Syracuse Board of Zoning Appeals
City Hall, Syracuse, New York
February 23, 2017

I. Summary of cases discussed herein:

<u>Members Present</u>		<u>Staff Present</u>	
Stewart Koenig	-Yes	Heather Lamendola	-Yes
Carolyn Evans-Dean	- No	Meghan McLees Craner	-Yes
Nicholas Petragnani	-Yes	Melissa Sanfilippo	- No
Michael Stanton	-Yes	Kathryn Ryan	- No
Michael Cheslik	-Yes		
Rachel May	-Yes		

III. Meeting called to order at 1:02 p.m. by Mr. Koenig (SK, RM, CED, MC, MS)

A motion was made to approve by Mr. Cheslik and seconded by Mr. Petragnani to adopt the minutes from the February 2, 2017 meeting. Motion carried unanimously.

A motion was made to approve by Mr. Petragnani and seconded by Mr. Cheslik to adopt the resolutions from the February 2, 2017 meeting. Motion carried unanimously.

IV. Public Hearings

1) V-17-07

Use Variance-Uses Permitted

124-140 Swansea Drive

To Establish a Four-Family Dwelling and Two Offices

Trinity Evangelical Lutheran Church (owner/applicant)

Property Management Services, LLC (contract purchaser)

Residential, Class A-1

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

Holly Austin, attorney from Hancock Estabrook, Michael Gherity, Architect, and Robert Molta, Contract Purchaser, presented the proposal and explained the reasons for the request.

No one spoke in favor or against the proposal.

After further discussion, a motion to Approve with the condition that additional landscaping be installed to screen the parking area facing Swansea Drive, was made by Mr. Petragnani and seconded by Ms. May. The motion passed unanimously.

2) V-17-08

Use Variance-Uses Permitted

438 Columbus Avenue

To Establish a Museum, Four Guest Rooms, and Two Apartments

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.

Dave Michel, UNPA President and Gregg Tripoli of OHA, presented the proposal and explained the reasons for the request.

Grant Johnson of WENA spoke and four letters of support were submitted in favor of the proposal.

No one spoke against the proposal.

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

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.

Josh Webeck, attorney from Bousquet Holstein, presented the proposal and explained the reasons for the request.

Elizabeth Sussler of 100 ½ Coleridge Avenue, Cherrie Sokolowski, manager of Pizza Shop at 415 South Wilbur Avenue, Chad Ryan, and Marty Masterpole all spoke in favor of the proposal.

No one spoke against the proposal.

After further discussion, a motion to Approve with the condition that the barber-shop may only have a maximum of four chairs, was made by Mr. Stanton and seconded by Mr. Cheslik. The motion passed unanimously.

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.

After further discussion in learning that the property was not owner-occupied, and additionally, that the property exceeded the parameters of a home occupation, the application and was therefore withdrawn.

5) V-16-31 M2

Area Variance Modification-Required Yards

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.

Brian Bouchard of CHA Consulting, 441 S. Salina Street, presented the proposal and explained the reasons for the request.

No one spoke in favor or against the proposal.

After further discussion a motion to approve was made by Mr. Petragani and seconded by Mr. Stanton. The motion passed unanimously.

6) V-17-11

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.

Jeff Pokalowski, architect from King & King, and Scott Freeman of Keplinger Freeman Associates, presented the proposal and explained the reasons for the request.

No one spoke in favor or against the proposal.

After further discussion a motion to approve was made by Mr. Petragani and seconded by Mr. Stanton. The motion passed unanimously.

I. Authorizations for March 16, 2017

1) V-17-13

Area Variance-Landscaping Requirements for Parking Lots

1226 South McBride Street

Install (Maintain) a Parking Lot

Syracuse Housing Authority (owner/applicant)

Industrial, Class A

To install (maintain) a parking lot by waiving the landscaping requirements for parking lots.

2) V-17-12

Use Variance-Uses Permitted

707 Park Street

To Establish (Maintain) a Parking Lot

North Geddes Street Properties, LLC (owner/applicant)

Residential, Class A

To establish (maintain) a parking lot by waiving the uses permitted.

3) V-17-04

Use Variance-Uses Permitted

618 & 620 North Townsend Street

To Construct a Building with Two Restaurants and Ten Dwelling Units

St. Joseph's Health Center properties, Inc. (owner/applicant)

Residential, Class B-1 and Business, Class A

To construct a building with two restaurants and ten dwelling units by waiving the uses permitted.

II. Adjournments

A motion was made by Mr. Petragnani and seconded by Mr. Stanton to adjourn the meeting at 2:30 p.m. Motion carried unanimously.