

Minutes of the Meeting of the
Syracuse Board of Zoning Appeals
City Hall, Syracuse, New York
March 16, 2017

I. Summary of cases discussed herein:

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

III. Meeting called to order at 1:02 p.m. by Ms. Evans-Dean (CED, RM, MC, MS)

A motion was made to approve by Mr. Cheslik and seconded by Ms. May to adopt the minutes from the February 23, 2017 meeting. Motion carried unanimously.

A motion was made to approve by Mr. Cheslik and seconded by Ms. May to adopt the resolutions from the February 23, 2017 meeting. Motion carried unanimously.

IV. Public Hearings

1) V-17-13

Area Variance-Landscaping Requirements for Parking Lots

1226 South McBride Street

To 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 a parking lot.

Lowell Dewey, engineer from C&S Engineers, Inc., 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. Stanton and seconded by Ms. May. The motion passed unanimously.

2) V-17-12

Use Variance-Uses Permitted

707 Park Avenue

To Install (Maintain) a Parking Lot

North Geddes Street Properties, LLC (owner/applicant)

Residential, Class A

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

James Trasher, CHA Consulting Inc. and James Rinalli, the property owner, presented the proposal and explained the reasons for the request.

No one spoke in favor of or against the proposal.

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

3) V-17-04

Use Variance-Uses Permitted

618 & 620 North Townsend Street

To Demolish a Building and Construct a New Building with two Restaurants and Ten Apartments

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

Housing Visions (co-applicant)

Residential, Class B-1 and Business, Class A

To demolish a building and construct a new building with two restaurants and ten apartments by waiving the uses permitted.

Mike Malda, of Holmes King Kallquist & 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. Cheslik and seconded by Ms. Evans-Dean. The motion passed unanimously.

V. New Business

1) V-84-25 M1

Area Variance Modification

222 Shuart Avenue

Enclose a Rear Deck

Mark Laftari (owner/applicant)

Residential, Class A-1

To modify an Area Variance to enclose an existing deck.

Melissa Sanfilippo, staff to the Board, explained the proposal to the Board and the reason for the request.

After further discussion, a motion to Approve was made by Mr. Cheslik and seconded by Ms. Evans-Dean. The motion passed unanimously.

- 2) V-85.21 M1
Use Variance-Modification
1015 Comstock Avenue
Floor Plan Modification
Oakwood Cemeteries Inc. (owner/applicant)
Residential, Class B

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

Melissa Sanfilippo, staff to the Board, explained the proposal to the Board and the reason for the request.

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

- 3) ReZone Syracuse Update

Heather Lamendola gave the Board an update regarding the ReZone Syracuse Project and the upcoming schedule.

VI. Adjournments

A motion was made by Ms. May and seconded by Mr. Cheslik to adjourn the meeting at 2:05 p.m. Motion carried unanimously.