

Minutes of the Meeting of the  
Syracuse Board of Zoning Appeals  
City Hall, Syracuse, New York  
April 6, 2017

I. Summary of cases discussed herein:

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

III. Meeting called to order at 1:03 p.m. by Mr. Koenig (SK, CED, RM, MC, MS)

A motion was made to approve by Ms. Evans-Dean and seconded by Mr. Stanton to adopt the minutes with modification from the March 16, 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 March 16, 2017 meeting. Motion carried unanimously.

IV. Public Hearings

1) V-17-14

**Area Variance-Landscaping Requirements for Parking Lots**

700 North Townsend Street

To Install a Parking Lot

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

Housing Visions (applicant)

Business, Class A

To install a parking lot by waiving the landscaping requirements for a parking lot.

Melissa Sanfilippo, staff to the Board, explained that a phone call had been received by the Office of Zoning staff requesting that the application be withdrawn. No formal request has been received.

No one spoke in favor or against the proposal.

After further discussion, a motion to Hold the hearing open until a written withdrawal is submitted by the applicant was made by Ms. Evans-Dean and seconded by Ms. May. The motion passed unanimously.

2) V-17-15

**Area Variance-Required Yards**

728 East Genesee Street

Demolish and Existing Building and Construct an Apartment Building with 191 Dwelling Units and Retail Uses on the First Floor

728 EGSU, LLC (owner/applicant)

Business, Class A

The proposal consists of demolishing an existing one-story building, and constructing a new building with 191 dwelling units and retail uses on the first floor.

Andrew Schuster of Ashley McGraw Architects presented the proposal and explained the reasons for the request.

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

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

3) V-17-16

**Area Variance-Required Parking**

210 Bellevue Avenue

Construct a Single-Family Dwelling

A Tiny Home for Good, Inc. (owner/applicant)

Residential, Class B

To construct a new single-family dwelling by waiving the required parking.

Bill Elkins, Architect for the project, 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 Ms. May and seconded by Ms. Evans-Dean. The motion passed unanimously.

4) V-17-17

**Area Variance-Required Parking**

212-214 Bellevue Avenue

Construct a Single-Family Dwelling

A Tiny Home for Good, Inc. (owner/applicant)

Residential, Class B

To construct a new single-family dwelling by waiving the required parking.

Bill Elkins, Architect for the project, 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 Ms. May and seconded by Ms. Evans-Dean. The motion passed unanimously.

- 5) V-17-18  
**Area Variance-Required Parking**  
208 Bellevue Avenue  
Construct a Two-Family Dwelling  
A Tiny Home for Good, Inc. (owner/applicant)  
Residential, Class B

To construct a new two-family dwelling by waiving the required parking.

Bill Elkins, Architect for the project, 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 Ms. May and seconded by Ms. Evans-Dean. The motion passed unanimously.

#### V. Adjournments

A motion was made by Ms. May and seconded by Mr. Cheslik to adjourn the meeting at 1:52 p.m. Motion carried unanimously.