

Minutes of the Meeting of the
Syracuse Board of Zoning Appeals
City Hall, Syracuse, New York
April 27, 2017

1) Summary of cases discussed herein:

2) Members Present

Staff Present

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

3) Meeting called to order at 1:00 p.m. by Mr. Koenig (SK, CED, RM, MC, MS, NP)

A motion was made to approve by Ms. Evans-Dean and seconded by Mr. Cheslik to adopt the minutes with modification from the April 6, 2017 meeting. Motion carried unanimously.

A motion was made to approve by Mr. Cheslik and seconded by Ms. Evans-Dean to adopt the resolutions from the April 6, 2017 meeting. Motion carried unanimously.

4) Public Hearings

1) V-17-19

Use Variance-Uses Permitted

110 Schuler Street

To Establish (Maintain) a Two-Family Dwelling

Mohlab Faisal (owner/applicant)

Residential, Class A-1

To establish (maintain) a two-family dwelling by waiving the uses permitted.

Mahlab Faisal, the property owner, presented the proposal and explained the reason for the requested waivers.

No one spoke in favor or against the proposal.

After further discussion regarding concerns with the front parking area, a motion to Approve with Conditions that the parking surface area within the required front yard be removed was made by Mr. Stanton and seconded by Ms. Evans-Dean. The motion passed unanimously.

2) V-17-20

Area Variance-Location of Dwelling Units

462-474 South Salina Street

Establish Two Dwelling units on the First Floor

Empire Syracuse, LLC. (owner/applicant)

Central Business District - Retail

The proposal consists of establishing two dwelling units on the first floor, by waiving the location of dwelling units.

Dave Schlosser of Schopfer Architects 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 Approve was made by Mr. Stanton and seconded by Mr. Cheslik. The motion passed 5-0-1, with Mr. Petragani abstaining.

3) V-09-09 M1

Use Variance Modification – Maximum Parking Surface & Required Front Yard

741-743 Teall Avenue

Establish an Accessory Parking Lot

Jan F. Natri (owner/applicant)

Residential, Class A

To establish an accessory parking lot by waiving the maximum parking surface coverage and required front yard.

Jan Natri, the property owner, presented the proposal and explained the reasons for the request.

Joe Smith, of 318 Robinson Street, Spoke in favor of the proposal.

Dan Aquilino, of 815 Teall Avenue, spoke against the proposal.

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

4) V-17-22

Area Variance-Required Front Yard

701 Otisco Street

Construct a Single-Family Dwelling

Home Headquarters (owner/applicant)

Business, Class A

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

Anthony Catsimatides, Architect for the project, presented the proposal and explained the reasons for the request. Kerry Quaglia, of Home Headquarters also spoke regarding the proposal.

No one spoke in favor or against the proposal.

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

- 5) V-17-23
Area Variance-Required Front Yard
705 Otisco Street
Construct a Single-Family Dwelling
Home Headquarters (owner/applicant)
Residential, Class AA

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

Anthony Catsimatides, 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 Mr. Cheslik. The motion passed unanimously.

V. New Business

- 1) V-16-01 M1
Area Variance Modification – Floor Plan Modification
910-912 Park Street
Floor Plan Modification
J-C Consultants LLC (owner/applicant)
Business, Class A

A request to modify the existing floor plans to establish two retail spaces, an office, and building storage on the first floor.

Heather Lamendola explained the proposal to the Board.

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

VI. Authorizations

- 1) V-17-24
Area Variance – Maximum Driveway Width and Required Front Yard
1119 Turtle Street
Maintain an 18 foot wide driveway
Louis & Margaret Tarby (owner/applicant)
Residential, Class A-1
- 2) V-17-26
Area Variance – Maximum Driveway Width and Required Front Yard
601 Salisbury Park Drive
Maintain an 18 foot wide driveway
Brian E. Tibbens (owner/applicant)
Residential, Class A-1

VII. Adjournments

A motion was made by Mr. Petragani and seconded by Ms. Evans-Dean to adjourn the meeting at 2:15 p.m. Motion carried unanimously.