

Minutes of the Meeting of the
Syracuse Board of Zoning Appeals
City Hall, Syracuse, New York
June 8, 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	- No
Nicholas Petragnani	- No	Melissa Sanfilippo	-Yes
Michael Stanton	-Yes	Kathryn Ryan	-Yes
Michael Cheslik	-Yes		
Rachel May	-Yes		

3) Meeting called to order at 1:05 p.m. by Mr. Koenig (SK, CED, RM, MC, MS)

A motion was made to approve by Mr. Cheslik and seconded by Ms. May to adopt the minutes with modification from the April 27, 2017 meeting. Motion carried unanimously.

4) Public Hearings

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

The proposal consists of establishing (maintaining) an 18 foot wide driveway within the required front yard.

Margaret Tarby, 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 the proposal, a motion to Approve was made by Mr. Cheslik and seconded by Ms. Evans-Dean. The motion failed 2-3.

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

The proposal consists of establishing (maintaining) an 18 foot wide driveway within the required front yard.

Brian Tibbens, the property owner, presented the proposal and explained the reason for the requested waivers.

A letter in favor of the proposal was received.

No one spoke against the proposal.

After further discussion regarding the proposal, a motion to Approve was made by Ms. May and seconded by Mr. Cheslik. The motion failed 3-2.

3) V-17-27

Use Variance – Uses Permitted

213 Croly Street

Establish (maintain) a four-family dwelling

Greater Syracuse Property Development Corporation (owner/applicant)

Residential, Class A-1

The proposal consists of establishing (maintaining) a four family dwelling.

Terri Lockett of 6065 Lisi Garden Drive, Cicero, a representative for the Greater Syracuse Property Development Corporation, 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. Evans-Dean. The motion passed unanimously.

4) V-17-28

Use Variance – Uses Permitted

506-512 Park Avenue

Establish (maintain) a four-family dwelling

Greater Syracuse Property Development Corporation (owner/applicant)

Residential, Class A

The proposal consists of establishing (maintaining) a four family dwelling.

Terri Lockett of 6065 Lisi Garden Drive, Cicero, a representative for the Greater Syracuse Property Development Corporation, presented the proposal and explained the reasons for the request.

Mike Harper of 200 Waring Road, the contract purchaser, spoke in favor of the proposal.

Susan Rothwell, of 536 Pak Avenue, spoke against the proposal and submitted a petition to the Board. In addition, e-mails written in opposition to the proposal were also submitted to the Board for review.

Hillary Donahue, of Group 1 Design, and Mike Harper, of 200 Waring Road rebutted.

After further discussion, a motion to Deny was made by Mr. Cheslik, there was no second to the motion.

A motion to approve was then made by Mr. Stanton and seconded by Ms. Evans Dean, the motion carried 4-1.

- 5) V-17-29
Area Variance-Required Front Yard, Maximum Driveway Width, & Number of Driveways
945 Comstock Avenue
Establish (maintain) three driveways/parking areas
Lancaster Redfield, LLC (owner/applicant)
Residential, Class AA

The proposal consists of establishing (maintaining) three driveways.

William Walton, architect for the project, presented the proposal and explained the reasons for the request. Per Beck Anderson, the property owner also spoke regarding the proposal.

No one spoke in favor of the proposal.

Rex Giardine, of Circle Road, Spoke against the proposal. In addition, several e-mails, written in opposition to the proposal, were also submitted to the Board for review.

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

V. New Business

- 1) V-84-119 M1
Use Variance Modification –Site Plan Modification
340 Winton Street
Site Plan Modification
Hawley-Winton H.D.F Company, Inc. (owner/applicant)
Residential, Class A

A request to modify the existing site plans to construct a shed.

Melissa Sanfilippo explained the proposal to the Board.

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

VI. Authorizations

- 1) V-17-30
Area Variance – Waiver of Landscaping Requirements for Parking Lots
700 North Townsend Street
Establish a Parking Lot
St. Joseph's Health Center Properties, (owner/applicant)
Business, Class A

- 2) V-17-32
Area Variance – Required Front Yard
306 Arthur Street
Construct Two Front Decks
Ivan Lucak (owner/applicant)
Residential, Class A

- 3) V-17-32
Area Variance – Driveway Width and Required Front Yard
603 Grand Avenue
Establish (maintain) an 18 Foot Wide Driveway
Maxine Adams (owner/applicant)
Residential, Class A

- 4) V-17-33
Area Variance – Driveway Width, Number of Driveways, and Required Front Yard
107 Onondaga Avenue
Establish (maintain) Two Driveways
Yvonne Dickerson (owner/applicant)
Residential, Class B

VII. Adjournments

A motion was made by Ms. May and seconded by Ms. Evans-Dean to adjourn the meeting at 2:37 p.m. Motion carried unanimously.