

Minutes of the Meeting of the  
Syracuse Board of Zoning Appeals  
City Hall, Syracuse, New York  
June 29, 2017

1) Summary of cases discussed herein:

V-17-30            V-17-31            V-17-32            V-17-33

2) Members Present

Staff Present

Stewart Koenig	-Yes	Heather Lamendola	-Yes
Carolyn Evans-Dean	-Yes	Meghan McLees Craner	-Yes
Nicholas Petragani	-Yes	Melissa Sanfilippo	-Yes
Michael Stanton	-Yes	Kathryn Ryan	-Yes
Michael Cheslik	-Yes		
Rachel May	-Yes		

3) Meeting called to order at 1:04 p.m. by Mr. Koenig (SK, CED, RM, MC, NP, MS)

A motion was made to approve by Ms. Evans-Dean and seconded by Ms. May to adopt the minutes from the June 8, 2017 meeting. Motion carried unanimously.

A motion was made to approve by Ms. Evans-Dean and seconded by Ms. May to adopt the resolutions from the June 8, 2017 meeting. Motion carried unanimously.

4) Public Hearings

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

The proposal consists of establishing a parking lot.

Michael Malda, from Homles King Kallquist at 575 North Salina Street, presented the proposal and explained the reason for the requested waivers. Diana Jakimoski, of Housing Visions, also spoke regarding the proposal.

Mike LaFlair, of NEHDA, spoke in favor of the proposal.

No one spoke against the proposal.

Prior to the vote, Michael Stanton and Nick Petragani noted that they were members of the Housing Visions Board.

After further discussion regarding the proposal, a motion to Approve was made by Ms. May and seconded by Mr. Cheslik. The motion Carried Unanimously.

2) V-17-32  
**Area Variance –Required Front Yard**

306 Arthur Street  
Construct Two Front Decks  
Ivan Lucak (owner/applicant)  
Residential, Class A

The proposal consists of constructing two front decks

Ivan Lucak, the property owner, presented the proposal and explained the reasons for the request.

No one spoke in favor or against the proposal.

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

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

The proposal consists of establishing (maintaining) an 18 foot wide driveway.

Maxine Adams, the property owner, 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 Mr. Petragani. The motion failed 3-3. After further discussion another motion to approve was made by Mr. Cheslik and seconded by Mr. Petragani, the motion carried 4-2.

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

The proposal consists of establishing (maintaining) an 18 foot wide driveway.

Yvonne Dickerson, the property owner, presented the proposal and explained the reasons for the request.

No one spoke in favor or against the proposal.

A motion to approve was made by Mr. Cheslik, and seconded by Ms. Evans-Dean. The motion failed 3-3.

After further discussion, a motion to Approve only one of the driveways and that it must not exceed 12 feet in width, was made by Mr. Cheslik, and seconded by Ms. Evans-Dean. The motion carried unanimously.

#### V. New Business

1) V-15-09 M1

**Use Variance Modification –Floor Plan Modification**

2121-2125 Burnet Avenue

Floor Plan Modification

Thomas Fabboli (owner/applicant)

Residential, Class B

A request to modify the existing floor plans to incorporate an overhead door.

Melissa Sanfilippo explained the proposal to the Board.

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

2) V-17-16 M1

**Area Variance Modification – Site Plan Modification**

210 Bellevue Avenue

Modification of Site Plan

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

Residential, Class B

Melissa Sanfilippo explained the proposal to the Board. Andrew Lunetta, Executive Director of A Tiny Home for Good, Inc. also spoke regarding the proposal.

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

3) V-17-17 M1

**Area Variance Modification – Site Plan Modification**

212-214 Bellevue Avenue

Modification of Site Plan

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

Residential, Class B

Melissa Sanfilippo explained the proposal to the Board. Andrew Lunetta, Executive Director of A Tiny Home for Good, Inc. also spoke regarding the proposal.

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

- 4) V-17-18 M1  
**Area Variance Modification – Site Plan Modification**  
208 Bellevue Avenue  
Modification of Site Plan  
A Tiny Home for Good, Inc. (owner/applicant)  
Residential, Class B

Melissa Sanfilippo explained the proposal to the Board. Andrew Lunetta, Executive Director of A Tiny Home for Good, Inc. also spoke regarding the proposal.

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

- 5) V-17-09 M1  
**Use Variance Modification**  
413 South Wilbur Avenue  
Modification of a Floor Plan  
Ahmed Azzam (owner/applicant)  
Residential, Class B

Melissa Sanfilippo explained the proposal to the Board.

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

## VI. Authorizations

- 1) V-17-35  
**Area Variance – Waiver of Landscaping Requirements for Parking Lots**  
310 Kellogg Street  
Establish (maintain) a Four-Family Dwelling  
Ivan Lucak (owner/applicant)  
Residential, Class AA
- 2) V-16-02 M2  
**Use Variance – Modification**  
530 Clinton Avenue South (rear)  
Modification of Use  
JC Landfund Inc. (owner/applicant)  
Central Business, General Service A

## VII. Adjournments

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