

Minutes of the Meeting of the
Syracuse Board of Zoning Appeals
City Hall, Syracuse, New York
July 20, 2017

1) Summary of cases discussed herein:

V-17-35 V-16-02 M1

2) Members Present

Staff Present

Stewart Koenig	-Yes	Heather Lamendola	-Yes
Carolyn Evans-Dean	-Yes	Meghan McLees Craner	-Yes
Nicholas Petragrani	- No	Melissa Sanfilippo	- No
Michael Stanton	-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)

A motion was made to approve by Ms. Evans-Dean and seconded by Ms. May to adopt the minutes from the June 29, 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 June 29, 2017 meeting. Motion carried unanimously.

4) Public Hearings

1) V-17-35

Use Variance – Uses Permitted

310 Kellogg Street
Establish (maintain) a Four-Family Dwelling
Ivan Lucak (owner/applicant)
Residential, Class AA

Ivan Lucak, 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 Ms. Evans-Dean and seconded by Mr. Koenig. The motion failed 2-3.

2) V-16-02 M2

Use Variance Modification

530 South Clinton Street
Use Variance Modification to Establish Additional Uses
JC Landfund, LLC (owner/applicant)
Central Business District, General Service A

Modification to establish assembly/event space and allow for the retail sales of food at a previously approved dog daycare facility.

Tim Frateschi, attorney for the property owner, presented the proposal and explained the reasons for the request. John Goot, 236 Coleridge Ave, 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 carried unanimously.

V. New Business

- 1) V-16-21 M1
Area Variance Modification
1200-1224 East Genesee Street
Site Plan Modification
Studios Apartments, LLC (owner)
University Student Living (applicant/lessee)
Office, Class B/Residential, Class B

A request to modify the existing site plan to construct three 10 foot high retaining wall and install a cooling tower.

Kevin McAuliffe, attorney for the property owner, explained the modifications 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-17-34
Use Variance – Uses Permitted
5300-5304 South Salina Street
Establish a Spay/Neuter Clinic
CPTG Properties, LLC (owner)
Animal Alliance of Greater Syracuse, Inc. (applicant)
Residential, Class A-1
- 2) V-17-36
Area Variance – Required Front Yard & Maximum Driveway Width
400 Cadillac Street
Establish a 22 Foot Wide Driveway
Molly Lizzio (owner/applicant)
Residential, Class AA
- 3) V-16-22 M1
Area Variance Modification – Required Front Yard

1228 East Genesee Street
Site Plan Modification
Studios Apartments, LLC (owner)
University Student Housing (applicant/lessee)
Residential, Class B

A motion to approve the authorizations for the August 10, 2017 meeting was made by Ms. Evans-Dean and seconded by Ms. May. The motion carried unanimously.

VII. Adjournments

A motion was made by Ms. Evans-Dean and seconded by Mr. Stanton to adjourn the meeting at 1:50 p.m. Motion carried unanimously.