

Minutes of the Meeting of the
Syracuse Board of Zoning Appeals
City Hall, Syracuse, New York
September 19, 2017

1) Summary of cases discussed herein:

V-17-37 V-17-38

2) Members Present

Staff Present

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

3) Meeting called to order at 1:06 p.m. by Mr. Koenig (SK, CED, MC, RM)

A motion was made to approve as amended by Mr. Cheslik and seconded by Ms. Evans-Dean to adopt the minutes from the August 31, 2017 meeting. Motion carried unanimously.

4) Public Hearings

1) V-17-37

Area Variance – Driveway Width and Required Front Yard

327 Rosemont Drive

Expand (maintain) a 20 foot wide driveway

Virgil Hutchinson Jr. (owner/applicant)

Residential, Class A-1

An Area Variance request to establish (maintain) a 20 foot wide driveway in a Residential, Class A-1 zoning district.

Virgil Hutchinson Jr, the property owner, presented the proposal and explained the reason for the requested waivers.

A motion to Approve was made by Mr. Cheslik and seconded by Ms. Evans-Dean. After further discussion the motion was withdrawn.

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

2) V-17-38

Use Variance – Uses Permitted

208 North Townsend Street

Establish an Office Building with Coffee Roasting, Processing, and Packaging

Pharma International Inc. (owner)

La Roasteria, Inc. (applicant)

Office, Class B

A Use Variance request to establish offices plus coffee roasting, processing, and packaging by waiving the uses permitted in an Office, Class B zoning district.

Jennifer Grant of The Wladis Law Firm, attorney for the applicant, presented the proposal and explained the reason for the requested waivers. Mr. Schuler, the property owner, and Matt Goddard of 409 Sedgwick Drive, the contract purchaser, and Corey LaDuem of Pyramid Brokerage – Cushman/Wakefield, also spoke regarding the proposal.

Speaking in favor of the proposal were the following:

Cindy Seymour – Area Business and property owner
Joe Carnie – The District Councilor
Paul Roe – 457 James Street
Ann Rupert – 323 North Salina Street
Jeffrey Anthony & Mike LaFlair – NEHDA
Claris Daino – Area business owner
Mark Cass – Northside Learning Center
Matthew Misfit – Café Kubal employee

No one spoke against the proposal.

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

V. Authorizations for Thursday October 12, 2017

- 1) V-17-39
Area Variance – Maximum Driveway Width and Required Front Yard
108 Austin Avenue
Establish (Maintain) a 19 Foot Wide Driveway
Edward J. Jr. and Aurelie L. Pfohl (owner/applicant)
Residential, Class A-1
- 2) V-17-40
Area Variance – Structural Coverage
108 Herbst Avenue
Construct (Maintain) a Rear Addition, Deck, Pool, and Garage
Martin and Crystal Jasniewski (owner/applicant)
Residential, Class A-1
- 3) V-17-41
Area Variance – Required Parking
535 North Geddes Street
Convert a Commercial Space into Two Dwelling Units
Wasył and Danuta Ilczyszyn (owner/applicant)
Commercial, Class A

- 4) I-17-42
Interpretation – School
215 Bassett Street
PEACE Inc. (owner/applicant)
Residential, Class A-1

A motion to approve the authorizations for the October 12, 2017 meeting was made by Mr. Cheslik and seconded by Ms. May. The motion carried unanimously.

VI. Adjournments

A motion was made by Ms. May and seconded by Ms. Evans-Dean to adjourn the meeting at 1:59 p.m. Motion carried unanimously.