

Minutes of the Meeting of the
Syracuse Board of Zoning Appeals
City Hall, Syracuse, New York
October 12, 2017

1) Summary of cases discussed herein:

V-17-39 V-17-40 V-17-41 I-17-42

2) Members Present

Staff Present

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

3) Meeting called to order at 1:01 p.m. by Mr. Koenig (SK, CED, MC, MS)

A motion was made to approve by Mr. Cheslik and seconded by Ms. Evans-Dean to adopt the minutes from the September 19, 2017 meeting. Motion carried unanimously.

A motion was made to approve by Ms. Evans-Dean and seconded by Mr. Cheslik to adopt the resolutions from the September 19, 2017 meeting. Motion carried unanimously.

4) Public Hearings

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

An Area Variance request to establish (maintain) a 19 foot wide driveway in a Residential, Class A-1 zoning district.

Edward J. Pfohl Jr, the property owner, presented the proposal and explained the reason for the requested waivers.

No one spoke in favor or against the proposal.

A motion to Deny was made by Mr. Stanton and seconded by Mr. Koenig. After further discussion the motion was withdrawn.

After further discussion, a motion to approve with the condition that the driveway be reduced to a maximum width of 15 feet, was made by Mr. Stanton and seconded by Ms. Evans-Dean. The motion carried unanimously.

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

An Area Variance request to construct a rear addition by waiving the maximum structural coverage allowed, on property within a Residential, Class A-1 zoning district.

Martin and Crystal Jasniewski, the property owners, presented the proposal and explained the reason for the requested waivers.

No one spoke in favor of or against the proposal.

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

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

An Area Variance request to convert a commercial space, within a mixed use building, into two dwelling units by waiving the required parking on property within a Commercial, Class A zoning district.

Danuta Ilczyszyn, the property owner, presented the proposal, gave a history of the property, and explained the waivers being requested.

No one spoke in favor or against the proposal.

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

4) I-17-42

Interpretation – School

215 Bassett Street

PEACE Inc. (petitioner)

Residential, Class A-1

Rebecca Heberle, of Peace Incorporated, spoke regarding the request and the history of the property.

No one spoke in favor or against the proposal.

After further discussion, a motion concluding that the use of the property functioning as a school was made by Mr. Stanton, and seconded by Mr. Cheslik. The motion carried unanimously.

V. New Business

1) V-17-07 M1

Use Variance Modification

124-140 Swansea Drive

Site Plan Modification

Property Management Services, LLC. (owner/applicant)

Melissa Sanfilippo, staff to the Board, explained the proposal.

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

VI. Authorizations for Thursday November 2, 2017

1) V-17-43

**Area Variance – Required Density, Maximum Driveway Width,
Required Front Yard**

403 Park Street

Establish a Two-Family Dwelling

Michael F. Powell (owner/applicant)

Residential, Class A

2) V-17-44

Use Variance – Uses Permitted

310 Apple Street

Establish (Maintain) Five Dwelling Units

Greater Syracuse Property Development Corporation (owner/applicant)

DeRoma LLC. (contract purchaser)

Residential, Class A

3) V-17-45

Area Variance – Side and Rear Yard

1027-1029 East Genesee Street

Construct an Apartment Building with Retail Uses on the First Floor

1027 E. Genesee St. LLC (owner/applicant)

Business, Class A

A motion to approve the authorizations for the November 2, 2017 meeting was made by Ms. Evans-Dean and seconded by Mr. Cheslik. The motion carried unanimously.

VII. Adjournments

A motion was made by Ms. Evans-Dean and seconded by Mr. Cheslik to adjourn the meeting at 2:03 p.m. Motion carried unanimously.