

Minutes of the Meeting of the  
Syracuse Board of Zoning Appeals  
City Hall, Syracuse, New York  
November 2, 2017

1) Summary of cases discussed herein:

V-17-43            V-17-44            V-17-45

2) Members Present

Staff Present

Stewart Koenig	-Yes	Heather Lamendola	-Yes
Carolyn Evans-Dean	-Yes	Melissa Sanfilippo	-Yes
Nicholas Petragnani	-Yes	Kathryn Ryan	-Yes
Michael Stanton	-Yes		
Michael Cheslik	-Yes		
Rachel May	-Yes		

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

A motion was made to approve by Ms. Evans-Dean Mr. and seconded by Cheslik to adopt the minutes from the October 12, 2017 meeting. Motion carried unanimously.

A motion was made to approve by Ms. Evans-Dean and seconded by Mr. Cheslik to adopt the resolutions with correction to I-17-42 as Rachel May being absent, from the October 12, 2017 meeting. Motion carried unanimously.

4) Public Hearings

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

An Area Variance request to establish a two family dwelling and maintain a parking area by waiving the required density, maximum driveway width, and the required front yard on property within a Residential, Class A zoning district.

Michael F. Powell, 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 Approve in Part was made by Mr. Stanton and seconded by Mr. Petragnani. The motion carried unanimously.

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

A Use Variance request to establish (maintain) five dwelling units (one, two-family and one, three-family, on the same property), on property within a Residential, Class A zoning district.

Terry Lockett, from the Greater Syracuse Property Development Corporation, presented the proposal and explained the reason for the requested waivers. Jeff Romano, the contract purchaser, also spoke regarding the proposal.

No one spoke in favor of or against the proposal.

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

3) V-17-45

**Area Variance – Side and Rear Yard**

1027-1029 East Genesee Street

Construct an Apartment Building and Convert an Existing Building to  
Retail Space

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

Business, Class A

An Area Variance request to construct an apartment building and convert an existing building to retail space by waiving the required rear and side on property within a Business, Class A zoning district.

James Trasher, of CHA Consulting, 300 South State Street, presented the proposal, gave a history of the property, and explained the waivers being requested.

Norm Swanson, the property owner, of 505 East Fayette Street, also spoke about the proposal.

No one spoke in favor of or against the proposal.

After further discussion, a motion to approve was made by Mr. Stanton, and seconded by Mr. Petragnani. The motion carried 5-1 with Ms. May opposing the motion.

V. Authorizations for Thursday November 22, 2017

- 1) V-17-46  
**Area Variance – Maximum Parking Surface Coverage and Required Front Yard**  
409-411 Grand Avenue  
Establish an Accessory Parking Area  
Church of Christ (owner/applicant)  
Residential, Class A
  
- 2) V-17-47  
**Area Variance – Required Side Yard**  
1425 Lodi Street  
Convert a Garage into a Dwelling Unit  
Dat Huynh (owner/applicant)  
Business, Class A
  
- 3) V-17-48  
**Use Variance – Uses Permitted**  
1018-1022 Wolf Street  
Establish a Building with Eight Dwelling Units and one Retail Space  
Alexander Clark (owner/applicant)  
Residential, Class B

A motion to approve the authorizations for the November 22, 2017 meeting was made by Mr. Petragnani and seconded by Ms. Evans-Dean. The motion carried unanimously.

VI. Adjournments

A motion was made by Ms. Evans-Dean and seconded by Mr. Stanton to adjourn the meeting at 1:54 p.m. Motion carried unanimously.