

Minutes of the Meeting of the
Syracuse Board of Zoning Appeals
City Hall, Syracuse, New York
November 22, 2017

1) Summary of cases discussed herein:

V-17-46

V-17-48

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	Meghan McLees Craner	- No
Michael Cheslik	-Yes		
Rachel May	-Yes		

3) Meeting called to order at 1:03 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 Mr. Cheslik to adopt the minutes from the November 2, 2017 meeting. Motion carried unanimously.

A motion was made to approve by Ms. May and seconded by Mr. Cheslik to adopt the resolutions from the November 2, 2017 meeting. Motion carried unanimously.

4) Public Hearings

1) V-17-46

Area Variance –Required Front Yard and Maximum Parking Surface Coverage

409-411 Grand Avenue

Establish an Accessory Parking Area

Church of Christ (owner/applicant)

Residential, Class A

An Area Variance request to establish an accessory parking area by waiving the required front yard and maximum parking surface coverage.

Andy Leja, attorney from Barkley Damon, LLP, presented the proposal and explained the reason for the requested waivers.

Reverend Michael Felder of 114 Lincoln Avenue, Syracuse, also spoke regarding the proposal.

No one spoke in favor of the proposal.

Rich Puchalski, Executive Director of Syracuse United Neighbors, spoke against the proposal regarding drainage, controlled access, pedestrian safety, and alternatives were discussed

A motion to hold the hearing open was made by Ms. Evans-Dean and seconded by Mr. Cheslik. The motion carried unanimously.

1) 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 Use Variance request to maintain eight dwelling units and establish a retail space, by waiving the uses permitted in a Residential, Class B zoning district.

Kennedy Davis, the property manager, of 342 Elm Street, presented the proposal, gave a history of the property, and explained the waivers being requested.

No one spoke in favor of the request.

Elke Johanns of 417 Seventh North Street spoke against the proposal.

After further discussion, a motion to Deny was made by Ms. May, and seconded by Mr. Cheslik. The motion carried unanimously.

V. New Business

1) V-12-48 M2

Use Variance Modification

124-126 Dell Street

Floor Plan Modification

American Beech LLC (owner/applicant)

Residential, Class AA

A request to modify the previously approved floor plans.

Michael LeRoy, the tenant for the property, of 216 Palace Court, North Syracuse, spoke regarding the proposed use and floor plan changes.

After further discussion, a motion to hold the proposal for a legal clarification of this revision was made by Ms. Evans-Dean and seconded by Mr. Petragani. The motion carried unanimously.

2) V-17-03 M1

Area Variance Modification

207 Ontario Street

Site Plan Modification

Home Headquarters Inc. (owner/applicant)

Business, Class A and Residential, Class B

Anthony Catsamiatides, Architect for the project, explained and proposal and the reasons for the site plan changes.

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

VI. Discussion

1) 2018 Board of Zoning Appeals Meeting Schedule

Melissa Sanfilippo, staff to the Board, presented the proposed 2018 Meeting Schedule to the Board.

A motion to approve the schedule was made by Mr. Petragani, and seconded by Mr. Cheslik. The motion carried unanimously.

VII. Authorizations for Thursday November 22, 2017

1) V-17-46

Area Variance – Required Front Yard and Maximum Parking Surface Coverage

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-17-49

Area Variance – Required Parking

200-206 South Geddes Street

Establish Sleeping Rooms

Rick Destito (owner/applicant)

Industrial, Class A

4) V-17-50

Area Variance – Number of Driveways, Driveway Width, and Required Front Yard

202 Lockwood Road

Establish (maintain) Two Driveways

Donald R. and Linda A Godard (owner/applicant)

Residential, Class A-1

5) V-17-01 M1

Area Variance Modification – Required Parking

622 Otisco Street

Site Plan Modification

Home Headquarters Inc. (owner/applicant)

Residential, Class AA

- 6) V-17-02 M2
Area Variance Modification – Required Rear Yard
622 Otisco Street
Site Plan Modification
Home Headquarters Inc. (owner/applicant)
Residential, Class B

- 7) V-12-48 M2
Use Variance Modification
124-126 Dell Street
Floor Plan Modification
American Beech LLC (owner/applicant)
Residential, Class AA

VIII. Adjournments

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