

Minutes of the Meeting of the
Syracuse Board of Zoning Appeals
City Hall, Syracuse, New York
December 14, 2017

1) Summary of cases discussed herein:

V-17-46 V-17-47 V-17-49 V-17-50 V-17-01 M1 V-17-02 M1

2) Members Present

Staff Present

| | | | |
|---------------------|------|--------------------|------|
| Stewart Koenig | -Yes | Heather Lamendola | -Yes |
| Carolyn Evans-Dean | -Yes | Melissa Sanfilippo | -Yes |
| Nicholas Petragnani | -No | Kathryn Ryan | -Yes |
| Michael Stanton | -Yes | | |
| Michael Cheslik | -Yes | | |
| Rachel May | -Yes | | |

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

A motion was made to approve by Mr. Cheslik and seconded by Ms. Evans-Dean to adopt the minutes from the November 22, 2017 meeting. Motion carried unanimously.

A motion was made to approve by Mr. Cheslik and seconded by Ms. May to adopt the resolutions from the November 22, 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.

Staff noted that correspondence was received from the applicant's attorney, requesting that the hearing be postponed until the January 4 2018 meeting so that final plans could be submitted for the proposed parking area.

Rich Puchalski, Executive Director of Syracuse United Neighbors, spoke against the proposal.

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

2) V-17-47
Area Variance – Required Side Yard and Lot Width

1425 Lodi Street
Establish a Dwelling Unit
Dat Huynh (owner/applicant)
Business, Class A

An Area Variance request to establish a dwelling unit, by waiving the required side yard and lot width in a Business, Class A zoning district.

The applicant nor a representative was present to address the BZA.

A motion to hold open until the January 4, 2018 meeting was made by Ms. May, and seconded by Ms. Evans-Dean. The motion carried unanimously.

3) V-17-49
Area Variance – Required Parking

200-206 South Geddes Street
Establish Sleeping Rooms
Rick Destito (owner/applicant)
Industrial, Class A

An Area Variance request to establish sleeping rooms by waiving the required parking.

Rick Destito, the property owner, presented the proposal to the Board and explained the reason for the requested waivers.

No one from the public spoke in favor or against the proposal.

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

4) V-17-50
Area Variance – Number of Driveways, Driveway Width, and Required Front Yard

202 Lockwood Road
Establish (maintain) Two Driveways
Donald and Linda Godard (owner/applicant)
Residential, Class A-1

An Area Variance request to establish (maintain) two driveways by waiving the maximum number of driveways, the maximum driveway width, and the required front yard.

Donald Godard, the property owner, presented the proposal to the Board and explained the reason for the requested waivers.

No one spoke in favor or against the proposal.

After further discussion, a motion to deny was made by Mr. Stanton and seconded by Ms. May. The motion failed 3-2.

- 5) V-17-01 M1
Area Variance Modification – Required Parking
622 Otisco Street
Site Plan Modification
Home Head Quarters Inc. (owner/applicant)
Residential, Class AA

An Area Variance Modification for site plan changes, by waiving the required parking on a residential property.

Anthony Catsimatides of 451 South Warren Street, Architect, presented the proposal to the Board and explained the reason for the changes and the requested waivers.

No one spoke in favor or 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.

- 6) V-17-02 M1
Area Variance Modification – Required Parking
626 Otisco Street
Site Plan Modification
Home Head Quarters Inc. (owner/applicant)
Residential, Class B

An Area Variance Modification for site plan changes, by waiving the required parking on a residential property.

Anthony Catsimatides of 451 South Warren Street, Architect, presented the proposal to the Board and explained the reason for the changes and the requested waivers.

No one spoke in favor or 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. 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.

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

VI. Authorizations for Thursday January 4, 2018

- 1) V-17-46 (continuation)
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 (continuation)
Area Variance – Required Side Yard
1425 Lodi Street
Convert a Garage into a Dwelling Unit
Dat Huynh (owner/applicant)
Business, Class A
- 2) V-18-01
Use Variance – Uses Permitted
131 Pulaski Street (aka 129-131 Pulaski Street)
Establish Two, Two-Family Dwellings
Real and Evelia Danboise (owner/applicant)
Lakefront, T4
- 3) V-18-02
Use Variance – Uses Permitted
313-315 Randolph Street
Establish (maintain) a Two-Family Dwelling
Hasim Qeliqi (owner/applicant)
Residential, Class A-1
- 4) V-05-03 M4
Use Variance Modification – Uses Permitted
2648 South Salina Street
Antenna and Equipment Upgrade
Dunk & Bright Holdings (owner)
Verizon Wireless (applicant)
Business Class A

VII. Adjournments

A motion was made by Ms. May and seconded by Mr. Cheslik to adjourn the meeting at 2:10 p.m. Motion carried unanimously.