

Minutes of the Meeting of the  
Syracuse Board of Zoning Appeals  
City Hall, Syracuse, New York  
March 8, 2018

I. Summary of cases discussed herein:

V-18-04   V-18-06   V-18-07   V-18-08   V-18-09   V-18-10   V-18-11

II. 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		

III. Meeting called to order at 1:03 p.m. by Mr. Koenig (SK, MC, MS, RM, NP, CED)

A motion was made to approve by Mr. Petragnani and seconded by Ms. May to adopt the minutes from the January 25, 2018 meeting. Motion carried unanimously.

IV. Public Hearings

1) V-18-04

**Use Variance – Uses Permitted**

153 Minerva Street  
Establish (maintain) a Two-Family Dwelling  
Norma Aguilar (owner/applicant)  
Residential, Class A-1

A Use Variance request to establish (maintain) a two-family dwelling by waiving the uses permitted on property located within a Residential, Class A-1 zoning district.

Terri Luckett, of the Greater Syracuse Property Development Corporation, presented the proposal and explained the reasons for the requested waivers. Norma Aguilar, the property owner, also spoke regarding the proposal.

No one spoke in favor or against of the proposal.

After some discussion regarding the existing parking arrangement, a motion to approve in part, was made by Ms. May, and seconded by Mr. Petragnani. The motion carried unanimously.

2) V-18-06

**Area Variance – Parking Lot Requirements**

113 Park Avenue  
Establish a Parking Lot  
Edward Rosecrans (owner/applicant)  
Business, Class A

An Area Variance request to establish a parking lot by waiving the parking lot requirements within a Business, Class A zoning district.

Robert Greenough, attorney for the property owner, presented the proposal to the Board and explained the reason for the requested waivers.

A letter was submitted from the Park Avenue Neighborhood Association requesting that if approved, the appropriate screening be implemented. A letter from Walt Palmieri was also submitted in favor of the proposal.

Jay Sherman, of 101 Gilbert Avenue, spoke against the proposal.

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

3) V-18-07

**Area Variance – Parking Lot Requirements**

115 Park Avenue  
Establish a Parking Lot  
Edward Rosecrans (owner/applicant)  
Business, Class A

An Area Variance request to establish a parking lot by waiving the parking lot requirements within a Business, Class A zoning district.

Robert Greenough, attorney for the property owner, presented the proposal to the Board and explained the reason for the requested waivers.

A letter was submitted from the Park Avenue Neighborhood Association requesting that if approved, the appropriate screening be implemented. A letter from Walt Palmieri was also submitted in favor of the proposal.

Jay Sherman, of 101 Gilbert Avenue, spoke against the proposal.

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

4) V-18-08

**Area Variance – Required Front Yard & Maximum Driveway Width**

124 Monticello Drive North  
Establish (maintain) a Driveway  
Maria Suarez (owner/applicant)  
Residential, Class A-1

An Area Variance request to establish (maintain) a driveway by waiving the required front yard and maximum driveway width within a Residential, Class A-1 zoning district.

David Bull, Realtor for the property owner, from 6866 East Genesee Street, 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 Mr. Keonig. The motion carried unanimously.

5) V-18-09

**Use Variance – Expansion of a Non-Conforming Use**

1018-1022 West Colvin Street

Expanding a Non-Conforming Use

Real-Estate Investment Group, LLC (owner/applicant)

Residential, Class AA

A Use Variance request to expand a non-conforming use by waiving the uses permitted width within a Residential, Class AA zoning district.

Patricia Bombard, the property owner, of 302 Forsythe Street, 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 approve in part was made by Ms. May and seconded by Ms. Evans-Dean. The motion carried unanimously.

6) V-18-10

**Area Variance – Required Front Yard & Maximum Driveway Width**

1701-1703 Burnet Avenue

Expand a Driveway/Parking Area

Louis Bottino - Janisa LLC (owner/applicant)

Business, Class A

An Area Variance request to expand a driveway/parking area by waiving the required front yard and maximum driveway width within a Business, Class A zoning district.

Louis Bottino, the property owner, from 4511 Wetzell Road, 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 Mr. Petragani. The motion carried unanimously.

7) V-18-11

**Use Variance – Uses Permitted**

126 Schiller Avenue

Establish (maintain) a Two-Family Dwelling

Greater Syracuse Property Development Corporation (owner/applicant)

Residential, Class A-1

A Use Variance request to establish (maintain) a two-family dwelling by waiving the uses permitted on property located within a Residential, Class A-1 zoning district.

Terri Luckett, of the Greater Syracuse Property Development Corporation, presented the proposal and explained the reasons for the requested waivers.

Dallas Bryson, of 1040 Wadsworth Street spoke in favor of the proposal.

No one spoke against of the proposal.

After some discussion regarding the existing parking arrangement, a motion to approve in part, was made by Mr. Stanton, and seconded by Mr. Petragnani. The motion carried unanimously.

V. Authorizations for Thursday March 29, 2018

1) V-18-12

**Use Variance – Uses Permitted**

155-157 West Ostrander Avenue

Establish (maintain) a Two-Family Dwelling

Greater Syracuse Property Development Corporation (owner/applicant)

Residential, Class A-1

2) V-18-13

**Area Variance – Required Side Yard & Maximum Structural Coverage**

708-708 ½ Second North Street

Construct a Rear Addition

Timothy D. Nappa (owner/applicant)

Residential, Class B

A motion was made by Ms. Evens-Dean and seconded by Mr. Cheslik, to approve the authorizations for the March 29, 2018 meeting.

VI. Adjournments

A motion was made by Ms. Evans-Dean and seconded by Mr. Cheslik to adjourn the meeting at 2:27 p.m. Motion carried unanimously.