

Minutes of the Meeting of the  
Syracuse Board of Zoning Appeals  
City Hall, Syracuse, New York  
March 29, 2018

I. Summary of cases discussed herein:

V-18-12      V-18-13

II. Members Present

Staff Present

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

III. Meeting called to order at 1:05 p.m. by Mr. Koenig (SK, MC, MS, RM, NP, CED)

A motion was made to approve by Ms. Evans-Dean and seconded by Mr. Petragrani to adopt the minutes from the March 8, 2018 meeting. Motion carried unanimously.

A motion was made to approve by Mr. Cheslik and seconded by Ms. May to adopt the resolutions from the March 8, 2018 meeting. Motion carried unanimously.

IV. Public Hearings

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

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

No one spoke in favor or against of the proposal.

After some discussion, a motion to approve in part noting that the driveway was not to exceed 12 feet within the required front yard, was made by Ms. May, and seconded by Ms. Evans-Dean. The motion carried unanimously.

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

An Area Variance request to construct a rear addition by waiving the required side yard and maximum structural coverage within a Residential, Class B zoning district.

Timothy Nappa, the property owner, of 709 Second North Street, presented the proposal to the Board and explained the reason for the requested waivers.

No one spoke in favor of or against the proposal.

After further discussion, a motion to approve was made by Mr. Petragani and seconded by Mr. Cheslik. The motion carried 5-1 with Mr. Stanton voting against the proposal.

V. New Business

5) V-17-08

**Time Extension**

438 Columbus Avenue

Request for a Time Extension

University Neighborhood Preservation Association (owner/applicant)

Residential, Class B-1

Melissa Sanfilippo, staff to the Board, explained the request for a time extension.

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

VI. Authorizations for Thursday April 19, 2018

1) V-18-15

**Use Variance – Uses Permitted**

485 (aka 481-483) Lillian Avenue

Establish (maintain) a Two-Family Dwelling

D-Rock Properties LLC (owner/applicant)

Residential, Class A-1

2) V-18-16

**Area Variance – Required Parking**

320 Herkimer Street

Reestablishing a School

St. Brigid & St. Joseph Church (owner/applicant)

Residential, Class A-1

3) V-18-17

**Area Variance – Required Parking**

218 Bellevue Avenue

Construct a Single-Family Dwelling

A Tiny Home for Good, Inc. (owner/applicant)

Residential, Class B

- 4) V-18-18  
**Area Variance – Required Parking**  
222 Bellevue Avenue  
Construct a Single-Family Dwelling  
A Tiny Home for Good, Inc. (owner/applicant)  
Residential, Class B

A motion was made by Ms. Evans-Dean and seconded by Mr. Stanton, to approve the authorizations for the April 19, 2018 meeting.

## VII. Adjournments

A motion was made by Ms. May and seconded by Mr. Cheslik to adjourn the meeting at 1:27 p.m. Motion carried unanimously.