

Minutes of the Meeting of the
Syracuse Board of Zoning Appeals
City Hall, Syracuse, New York
April 19, 2018

I. Summary of cases discussed herein:

V-18-15 V-18-16 V-18-17 V-18-18

II. 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		

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

A motion was made to approve by Ms. Evans-Dean and seconded by Mr. Petragnani 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-18-15

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

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.

Josh Werbeck of Bousquet Holstein, Attorney for the property owner, presented the proposal and explained the reasons for the requested waivers. Brock Petrie, the property owner also spoke regarding the property.

No one spoke in favor or against of the proposal.

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

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

An Area Variance request to reestablish a school by waiving the required parking within a Residential, Class A-1 zoning district.

John Langey of Costello, Cooney & Fearon, attorney for the applicant, presented the proposal to the Board and explained the reason for the requested waivers. Brian Bouchard of CHA, and Steve Kimatian also spoke regarding the proposal.

Cyprien Chito Mihigo of 1402 East Fayette Street, Syracuse, Charlotte M, Aimee Kababo, Elie Nsanzimfura, Jeanne Kamponidu, Ramu Nyuntegreza, Reverend James Lang of the Diocese of Syracuse, Morgan Boerman of 2796 Rose Hill Road, Marietta NY, James Jackson of 405 Herkimer St, Reverend Kevin Maloney of 216 N. Lowell Avenue, and Bill Sanford of 705 Iroquois Lane in Liverpool, all spoke in favor of the proposal.

No one spoke against the proposal.

After further discussion, a motion to approve with conditions that all departments concerns be met prior to obtaining any permit, was made by Mr. Stanton and seconded by Ms. Evans-Dean. The motion carried unanimously.

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

An Area Variance request to construct a single-family dwelling by waiving the required parking on property located within a Residential, Class B zoning district.

Bill Elkin of 203 Scott Avenue, Architect for the project, presented the proposal and explained the reason for the waivers being requested.

No one spoke in favor or against the proposal.

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

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

An Area Variance request to construct a single-family dwelling by waiving the required parking on property located within a Residential, Class B zoning district.

Bill Elkin of 203 Scott Avenue, Architect for the project, presented the proposal and explained the reason for the waivers being requested.

No one spoke in favor or against the proposal.

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

V. New Business

1) V-17-34 M1

Use Variance Modification

5300-5304 South Salina Street

Modification of site and floor plans

Animal Alliance of Greater Syracuse (owner/applicant)

Residential, Class A-1

Melissa Sanfilippo, staff to the Board, explained the nature of the site and floor plan modification request.

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

VI. Authorizations for Thursday May 10, 2018

No cases to be authorized

VII. Adjournments

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