

Minutes of the Meeting of the
Syracuse Board of Zoning Appeals
City Hall, Syracuse, New York
May 31, 2018

I. Summary of cases discussed herein:

V-18-19 V-18-20 V-18-21 V-18-22

II. Members Present

Staff Present

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

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

IV. Public Hearings

1) V-18-19

Area Variance – Structural Coverage

125 Beecher Street

Construct an Addition

Eric Castaldo/Castaldo Brothers (owner/applicant)

Residential, Class A

An Area Variance request to construct (maintain) a building addition on the rear of a dwelling by waiving the maximum structural coverage allowed in a Residential, Class A zoning district.

Anthony Rojas of 6194 Gulf Stream Path, Cicero, NY, architect for the project, presented the proposal and explained the reasons for the requested waivers.

No one spoke in favor or against the proposal.

After some discussion, a motion to approve the proposal was made by Mr. Petragani and seconded by Mr. Cheslik. The motion carried unanimously.

2) V-18-20

Use Variance – Uses Permitted

101-103 Belle Avenue

Establish (maintain) a Two-Family Dwelling

Greater Syracuse Property Development Corporation

Residential, Class A-1

A Use Variance request to establish (maintain) a two-family dwelling by uses permitted in a Residential, Class A-1 zoning district.

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

No one spoke in favor or against the proposal.

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

3) V-18-21

Area Variance – Driveway Width & Required Front Yard

275 Fellows Avenue

Matthew Enwright & Meghan Adam (owner/applicant)

Residential, Class A

An Area Variance request to establish a 16 foot wide driveway by waiving the maximum driveway width and required front yard allowed in a Residential, Class A zoning district.

Matthew Enwright, the property owner, presented the proposal and explained the reasons for the requested waivers.

No one spoke in favor or against the proposal.

After some discussion, a motion to deny the proposal was made by Mr. Stanton and seconded by Mr. Cheslik. The motion failed 3-1.

4) V-18-22

Area Variance – Required Front Yard

124 North Monticello Drive

Maria Suarez (owner/Applicant)

Residential, Class A-1

An Area Variance request to establish 10.5 foot driveway by waiving the required front yard allowed in a Residential, Class A zoning district.

David Bull, Realtor for the property owner, from 6866 East Genesee Street, Fayetteville, NY, presented the proposal to the Board and explained the reason for the requested waivers.

Third District Councilor Sue Boyle spoke in favor of the proposal.

No one spoke against the proposal.

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