

Minutes of the Meeting of the  
Syracuse Board of Zoning Appeals  
City Hall, Syracuse, New York  
January 3, 2019

I. Summary of cases discussed herein:

V-18-363      V-19-01      V-19-02      V-19-03      V-19-04      V-05-03 M5

II. Members Present

Staff Present

Stewart Koenig	-Yes	Heather Lamendola	-Yes
Carolyn Evans-Dean	-Yes	Melissa Sanfilippo	-Yes
Nicholas Petragrani	-Yes	Kathryn Ryan	- No
Michael Stanton	- No		
Michael Cheslik	-Yes		
Kristy Brightman-Frame	-Yes		

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

A motion was made to approve by Mr. Cheslik and seconded by Mr. Petragrani to adopt the minutes, with a modification, from the December 6, 2018 meeting. Motion carried unanimously.

A motion was made to approve by Mr. Cheslik and seconded by Mr. Petragrani to adopt the resolutions from the December 6, 2018 meeting. Motion carried unanimously.

IV. Public Hearings

1) V-18-36 – (Continuation)

**Use Variance – Expand a Non-Conforming Use**

566-568 Clarendon Street

Expand a Non-Conforming Use

Clarendon Property Holdings (owner/applicant)

Residential, Class A

A Use Variance request to expand a non-conforming use by expanding parking surface coverage, on property within a Residential, Class A zoning district.

Anthony Luttinger, appeared to explain that an updated Site Plan had been submitted to the Zoning Office to illustrate reduced parking surface coverage as requested by the Board at the December 6, 2018 meeting.

No one spoke in favor or against the proposal.

After some discussion a motion to hold the hearing open for additional financial hardship information, as required by the Use Variance Standards of Proof, was made by Mr. Cheslik and seconded by Mr. Petragrani. The motion carried unanimously.

2) V-19-01

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

1500-1502 East Genesee Street

Reconfigure a Parking Area

Housing Portfolio Unlimited Inc. (owner/applicant)

Residential, Class B

An Area Variance request to reconfigure a parking area by waiving the required front yard and maximum driveway width on property within a Residential, Class B zoning district.

Michael Malda, of Holmes, King and Kallquist Associates, the architect for the project, presented the proposal and explained the reason for the requested waivers. Diana Jakimoski, from Housing Portfolio Unlimited, Inc. also spoke regarding the proposal.

No one spoke in favor of or against the proposal.

A motion to approve the application was made by Ms. Evans-Dean and seconded by Mr. Cheslik. The motion carried unanimously.

3) V-19-02

**Area Variance – Lot Width, Required Parking, Number of Driveways,  
Required front yard, and Driveway width**

1460-1462 East Genesee Street

Establish a Four-Family Dwelling

Housing Portfolio Unlimited Inc. (owner/applicant)

Residential, Class B

An Area Variance request to establish a four-family dwelling by waiving the lot width, required parking, number of driveways, the required front yard, and maximum driveway width on property within a Residential, Class B zoning district.

Michael Malda, of Holmes, King and Kallquist Associates, the architect for the project, presented the proposal and explained the reason for the requested waivers. Diana Jakimoski, from Housing Portfolio Unlimited, Inc. also spoke regarding the proposal.

No one spoke in favor of or against the proposal.

A motion to approve the application was made by Mr. Cheslik and seconded by Mr. Petragani. The motion carried unanimously.

4) V-19-03

**Area Variance – Required Parking and Minimum Lot Width**

1537-1539 East Genesee Street

Establish a Four-Family Dwelling

Housing Portfolio Unlimited Inc. (owner/applicant)

Residential, Class B

An Area Variance request to establish a four-family dwelling by waiving the required parking and the minimum lot width on property within a Residential, Class B zoning district.

Michael Malda, of Holmes, King and Kallquist Associates, the architect for the project, presented the proposal and explained the reason for the requested waivers. Diana Jakimoski, from Housing Portfolio Unlimited, Inc. also spoke regarding the proposal.

No one spoke in favor of or against the proposal.

A motion to approve the application was made by Mr. Petragnani and seconded by Ms. Evans-Dean. The motion carried unanimously.

5) V-19-04

**Use Variance – Uses Permitted**

506 North McBride Street

To Expand a Non-Conforming use

Housing Portfolio Unlimited Inc. (owner/applicant)

Residential, Class A

A Use Variance request to expand a non-conforming dwelling by expanding a parking area by waiving the uses permitted on property within a Residential, Class A zoning district.

Michael Malda, of Holmes, King and Kallquist Associates, the architect for the project, presented the proposal and explained the reason for the requested waivers. Diana Jakimoski, from Housing Portfolio Unlimited, Inc. also spoke regarding the proposal.

No one spoke in favor of the proposal.

Katherine Duclos of 607 North McBride Street spoke against the proposal.

After some discussion, a motion to hold the public hearing open for additional information regarding financial hardship was made by Ms. Frame and seconded by Ms. Evans-Dean. The motion carried unanimously.

6) V-05-03 M5

**Use Variance Modification**

339-341 Webster Avenue (aka 2648 South Salina Street)

Co-Locate an Antenna for T-Mobile and install Accessory Structures

Dunk N Bright Holdings Inc. (owner/applicant)

Business, Class A

A Use Variance Modification, to co-located a T-Mobile antenna onto an existing monopole and install accessory ground structures, by waiving the uses permitted within a Business, Class A zoning district.

Alan Hinkley, a representative from T-Mobile, spoke regarding the proposal and the reason for the requested waivers. Doug Morrison, the contractor, of 5615 Towpath Road, also spoke regarding the proposal.

No one spoke in favor or against the proposal.

After some discussion, a motion to hold the public hearing open for additional information regarding the need for proof of financial hardship as required by the Use Variance Standards of proof, was made by Mr. Cheslik and seconded by Ms. Evans-Dean. The motion carried unanimously.

V. New Business

1) V-95-52 M1

**Area Variance Modification– Floor Plan Modification**

601 Catherine Street

Floor Plan Modification

Housing Portfolio Unlimited, Inc. (owner/applicant)

Residential, Class B-1

An Area Variance Modification to modify the existing floor plans.

Michael Malda, of Holmes, King and Kallquist Associates, the architect for the project, explained the proposed changes to the property. Diana Jakimoski, from Housing Portfolio Unlimited, Inc. also spoke regarding the proposal.

A motion to approve the application was made by Mr. Cheslik and seconded by Ms. Evans-Dean. The motion carried unanimously.

VI. Authorizations for Thursday January 24, 2019

1) V-18-33 (continuation)

**Use Variance – Uses Permitted (continuation from 12/06/18)**

1207 Park Street

Establish a Retail Use

Dumar Koundoul (owner/applicant)

Residential, Class A

2) V-18-36 (continuation)

**Use Variance – Expand a Non-Conforming Use**

566-568 Clarendon Street

Expand a Parking Area

Clarendon Property Holdings (owner/applicant)

Residential, Class A

3) V-19-05

**Area Variance – Required Side and Rear Yard**

104 Schoeck Avenue

Construct (maintain) an Attached Shed

Dean L. Stark (owner/applicant)

Residential, Class A-1

4) V-19-06

**Area Variance – Required Parking**

101 Comstock Avenue  
Establish a Multi-Family Dwelling  
CRE 44 LLC (owner/applicant)  
Residential, Class B

5) V-19-07

**Area Variance – Required Density, Parking, and Setback**

534-544 Westcott Street  
Construct a Mixed Use Building  
Sam Property Holding, LLC (owner/applicant)  
Business, Class A

6) V-05-03 M5

**Use Variance Modification – Uses Permitted**

339-341 Webster Avenue (aka 2648 South Salina Street)  
Co-Locate a New Antenna for T-Mobile and New Concrete Pad and  
Accessory Structures  
Dunk and Bright Holdings Inc. (property owner)  
Business, Class A

A Motion to approve the Public Hearings for the January 24, 2019 meeting was made by Mr. Petragnani and seconded by Ms. Frame. The motion carried unanimously.

VI. Adjournments

A motion was made by Ms. Evans-Dean and seconded by Mr. Petragnani to adjourn the meeting at 2:17 p.m. Motion carried unanimously.