

PLEASE TYPE OR PRINT (LEGIBLY)

For Office Use Only:	Application Number: V- <u>18-26</u>
Tax map Section: <u>043</u> Block: <u>01</u> Lot: <u>03.0</u> Zoning District: <u>RA-1</u>	

1. Address of subject property: 108 Woodside Dr., Syracuse

2. Year property was purchased by current owner: 2017

3. Applicant/contact information:

a. Owner(s) (current titleholder):

Name(s): Woodside Dr, LLC

Mailing Address: 28 Cross Rd, Syracuse

Zip: 13224 Daytime phone number: 315-480-6017 home phone number:

E-mail (alternate contact for additional information request): tony@dukes.com

b. Contract purchaser(s) , Lessee , or Co-applicant  (if applicable)

**\*note: Copy of contract to purchase must be included with application if this contract purchaser or lessee applies.**

Name(s):

Mailing Address:

Zip:  Home phone number:  Day Phone:

E-mail (alternate contact for additional information request):

c. Representative: Attorney , Architect , Contractor , Other

(Only if involved in this application)

Name(s):

Mailing Address:

Zip:  Telephone number:

4. Current use of property: (i.e., 1 family, 2 family, grocery store, etc.):

single family residence being constructed

Proposed use and occupancy of property:

single family residence

Current number of onsite (off-street) parking spaces:

Proposed number of onsite (off-street) parking spaces:





OFFICE OF ZONING ADMINISTRATION  
Ben Walsh, Mayor

**REFERRAL COMMENTS**

08/27/2018

Variance (Area): V-18-26  
Address: 108 Woodside Dr, Syracuse, 13224

Request:  
Waiver of front yard setback and driveway width.

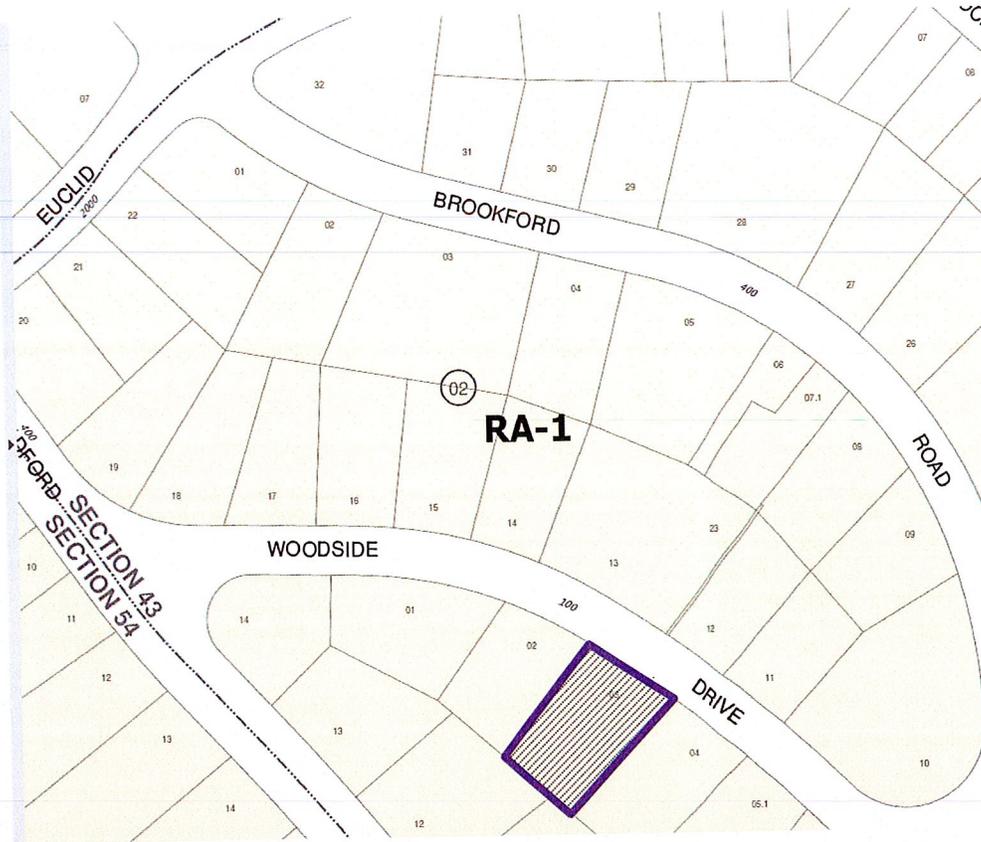
The departments and/or Boards below have reviewed the above application and provided the following comments for your information and action as appropriate.

Approval	Status	Status Date	Reviewer	Comments
DPW Street Repair - Zoning	Internal Review Complete	08/11/2018	Kevin Hunter	No Concerns
DPW Commissioner - Zoning	Internal Review Complete	08/14/2018	Martin Davis	Comply with all Bureau & Division comments. (Storm water runoff & Driveway visibility)
DPW Sewers - Zoning	Internal Review Complete	08/14/2018	Vinny Esposito	Storm water can not adversely impact adjoining properties.
DPW Sidewalks - Zoning	Internal Review Complete	08/13/2018	Chris Ettinger	no concerns
DPW Traffic Control-Zoning	Internal Review Complete	08/15/2018	Jim French	no concerns
DPW - Transportation Planner	Internal Review Complete	08/21/2018	Neil Milcarek-Burke	- Any turning movements required for safe egress should be handled in the existing large driveway area in front of the garage, not in the building setback or near ROW. - Additionally, the driveway/curb-cut is shown well in excess of City spec 12' wide for residential properties. This angled driveway was noted as a concern by reviewers on the road-cut permit.
Eng. Design & Cons. - Zoning	Internal Review Complete	08/23/2018	Alvin Chan	Why can't this driveway be perpendicular to the road? No stone apron would be allowed. Proposed driveway opening should go to the edge of pavement of the road. This is not shown as such on the plans. Is 22 foot wide driveway needed? Should there be some sort of hidden driveway sign warning drivers of the potential of oncoming cars from here? Steve Harris from City Parks is to approve any trees going in the City R.O.W. Street cut permit review and approval would be required for all work in the City R.O.W. and such work in the City R.O.W. shall be done to city standards and specifications. Create no adverse effect to adjoin properties from stormwater.

City Engineer - Zoning	Internal Review Complete	08/27/2018	Ray Wills	<p>-City Engineer Defers comment to Mapping, Design and Construction and other reviewing Depts.</p> <p>-City Engineer deferment does not render permits for any work in the ROW (i.e. Street Cuts, Encroachments etc) unnecessary. Should the project require it, the permits must be obtained in advance of work commencing</p> <p>-Review and acceptance of Project Site Reviews, Special Permits or any of the like does not absolve the applicant from the responsibility of obtaining permits for work inside the ROW (ex Street Cuts, Curb Cuts, Encroachments, Sidewalk replacement, etc....) , or where applicable obtaining a SWPPP prior to work commencing.</p> <p>-THE CITY ENGINEER DEFERRAL APPLIES TO THIS REVIEW ONLY.</p>
Eng. Mapping - Zoning	Internal Review Complete	08/08/2018	Ray Wills	No impact on Mapping Division assets. The planting plan marked as yet to be approved by the City will required an encroachment and maintenance schedule and also be designed to ensure that they will never cause a line of sight issue for cars entering or leaving the driveway for the safety of drivers and pedestrians.
Water Engineering - Zoning	Pending	08/08/2018		

# 108 WOODSIDE DRIVE

V-18-26



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V-18-26



## Suburban Residential (Single-Family)

Typically developed after World War II, these neighborhoods date from the mid-20th century boom in suburban residential construction. Often in neighborhoods designed with winding roads, these homes are usually on relatively large lots, in comparison to other residences in the city. Most feature an attached garage that figures prominently on the primary façade. These neighborhoods include no commercial uses aside from the occasional home office. Lot size and the presence of the garage on the façade are the primary distinctions between this and the Streetcar Residential character area.

### DENIAL OF PERMIT

REFERENCE ADDRESS 108 WOODSIDE DRIVE

WARD NO. \_\_\_\_\_

OWNER WOODSIDE DRIVE, LLC.

OWNER'S ADDRESS 28 CROSS ROAD

DEWITT, NY

CONTACT: BILL FERALDO: 315.476.7935 TELEPHONE \_\_\_\_\_

#### APPLICATION FOR PERMIT TO:

erect (x)      convert ( )      maintain ( )      operate ( )

DRIVEWAY WIDTH WIDER THAN 12'-0" IN FRONT SETBACKS.

DENIED UNDER ARTICLE (s) \_\_\_\_\_

of the zoning ordinance for the following reasons: \_\_\_\_\_

PLANS ATTACHED, APPROVED BY \_\_\_\_\_  
ON \_\_\_\_\_

LOCATION OF REFERENCE ADDRESS:  
ASSESSOR'S ATLAS

SURVEY ATTACHED

BOOK (S) NO. \_\_\_\_\_

ZONING REVIEWED BY \_\_\_\_\_

PLATE (S) NO. \_\_\_\_\_

PARCEL (S) NO. \_\_\_\_\_

DATE AUGUST 03, 2018 SIGNATURE \_\_\_\_\_





# HARMONY

ARCHITECTURAL  
ASSOCIATES

WILLIAM J. FERRALDO Architect  
DAVID P. COLEGROVE Architect

1860 Erie Blvd. E. Syracuse NY 13210  
(p) 315.476.9935 (f) 315.218.0030

August 03, 2018

Project Site: 108 Woodside Drive, Syracuse NY 13224

## Project Description:

The owner, Martine Burat/ Anthony Malavenda, of the 2 story single family residence located at 108 Woodside Drive, Syracuse NY is requesting an Area variance for the driveway size & location. The floor areas and descriptions are noted below.

Due to the existing site topography & required steep driveway slope, the owner is requesting an area variance. The area variance is required to allow for parking between the front yard setback of 30' and the property line. In addition to the parking, this area will provide the necessary space to turn around & allow the owners to not have to back out onto Woodside Drive. The steep driveway grades & required driveway angle make it very difficult and unsafe to back out of driveway. The proposed driveway configuration will also provide the necessary space for snow plow maneuvering & winter snow storage. The owner is planning to provide plantings in the right of way to screen the parking area from the street view pending city of Syracuse review & approval.

## Floor Areas & description:

**2 Car Garage:** 622 sf

**First Floor Area:** 2,414 sf

- Mudroom, Foyer, Living, Kitchen, Dining, Office/ lounge, & Master Bedroom Suite

**Second Floor Area:** 1,185 sf

- 2 Bedrooms, 2 bathrooms, living space

**Basement Floor Area:** 1,973 sf

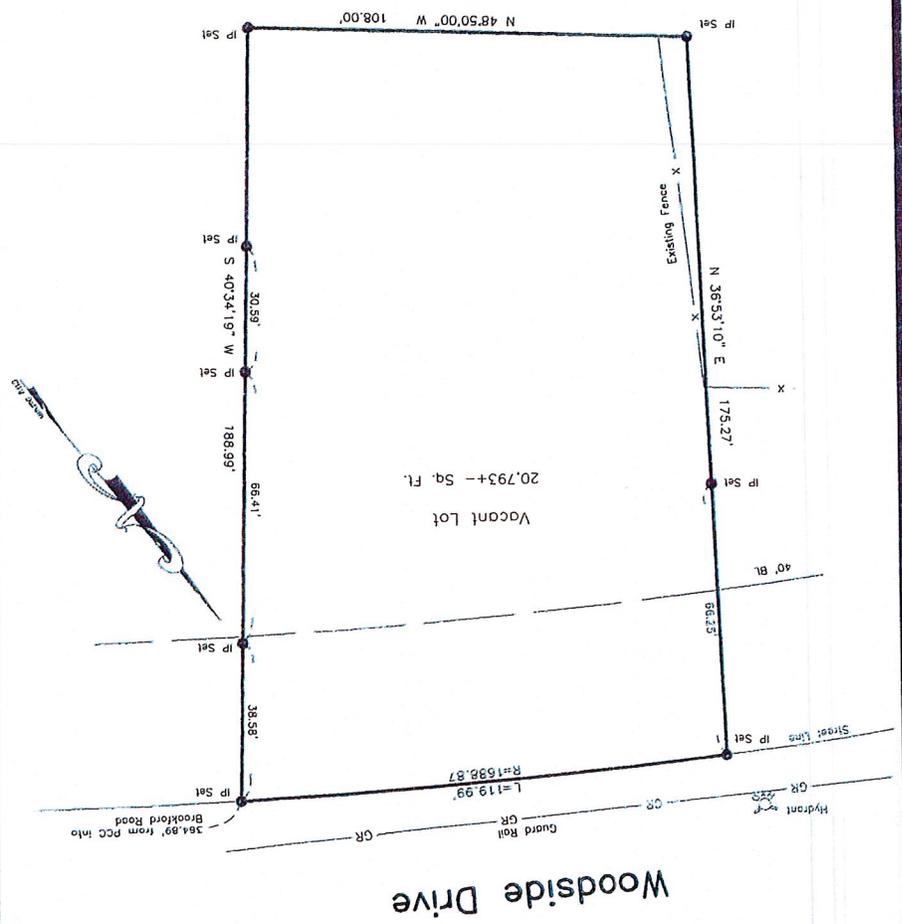
- Indoor pool & lounge area, basement mechanical rooms, & storage

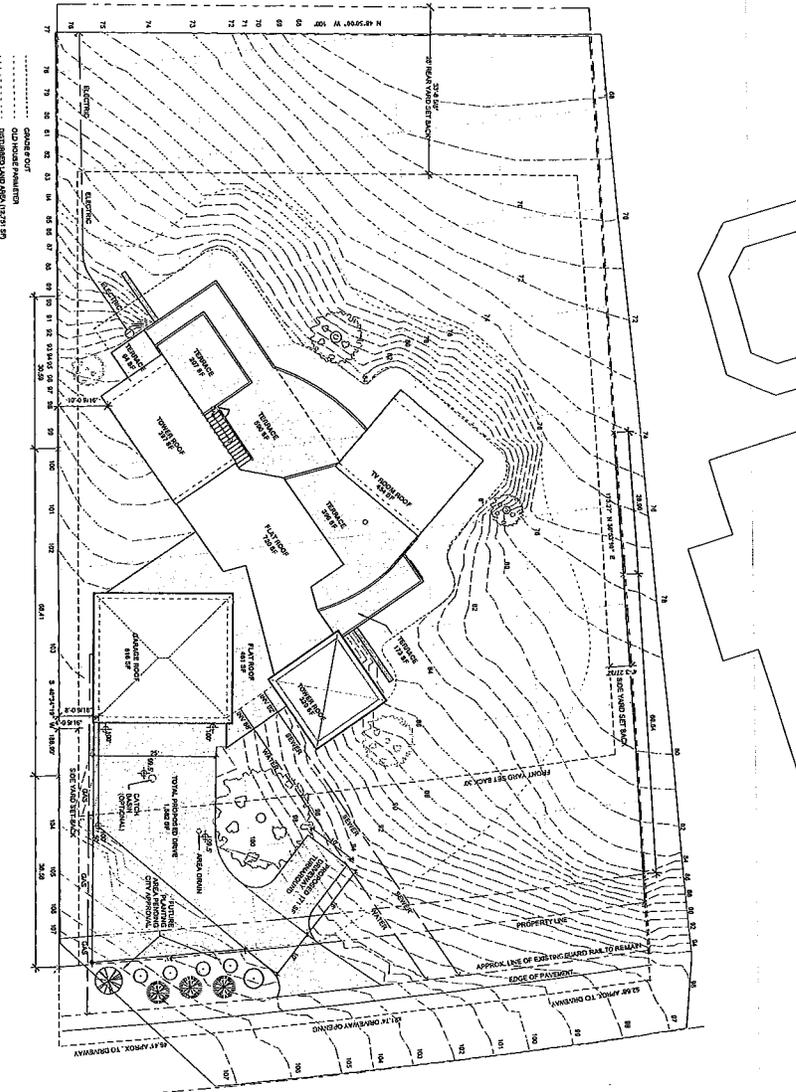
Projects/J131287/bose plan/dwg/final Lot 354  
 Rev'd 8/12/16  
 July 31, 2013  
 Scale 1" = 30'

City of Syracuse, Onondaga Co., N.Y.  
**D. W. HANNIG L.S., P.C.**  
 SURVEYORS - PLANNERS - CONSULTANTS  
 THE MARKET PLACE, BUILDING #1  
 MANLIUS, NEW YORK 13104  
 PHONE: (315) 682-5225 - FAX: (315) 682-7714



*David William Hannig*  
 DAVID WILLIAM HANNIG, P.L.S., - N.Y.S. LIC. NO. 47411  
 In my professional opinion, and based on my observations and/or  
 scope of service, I hereby certify this map was made from an  
 actual survey on 8/12/16 and this map is correct.  
 This certification is void unless signed in RED ink.





1 SITE PLAN DRIVEWAY REVISION  
 SHEET 1 OF 1

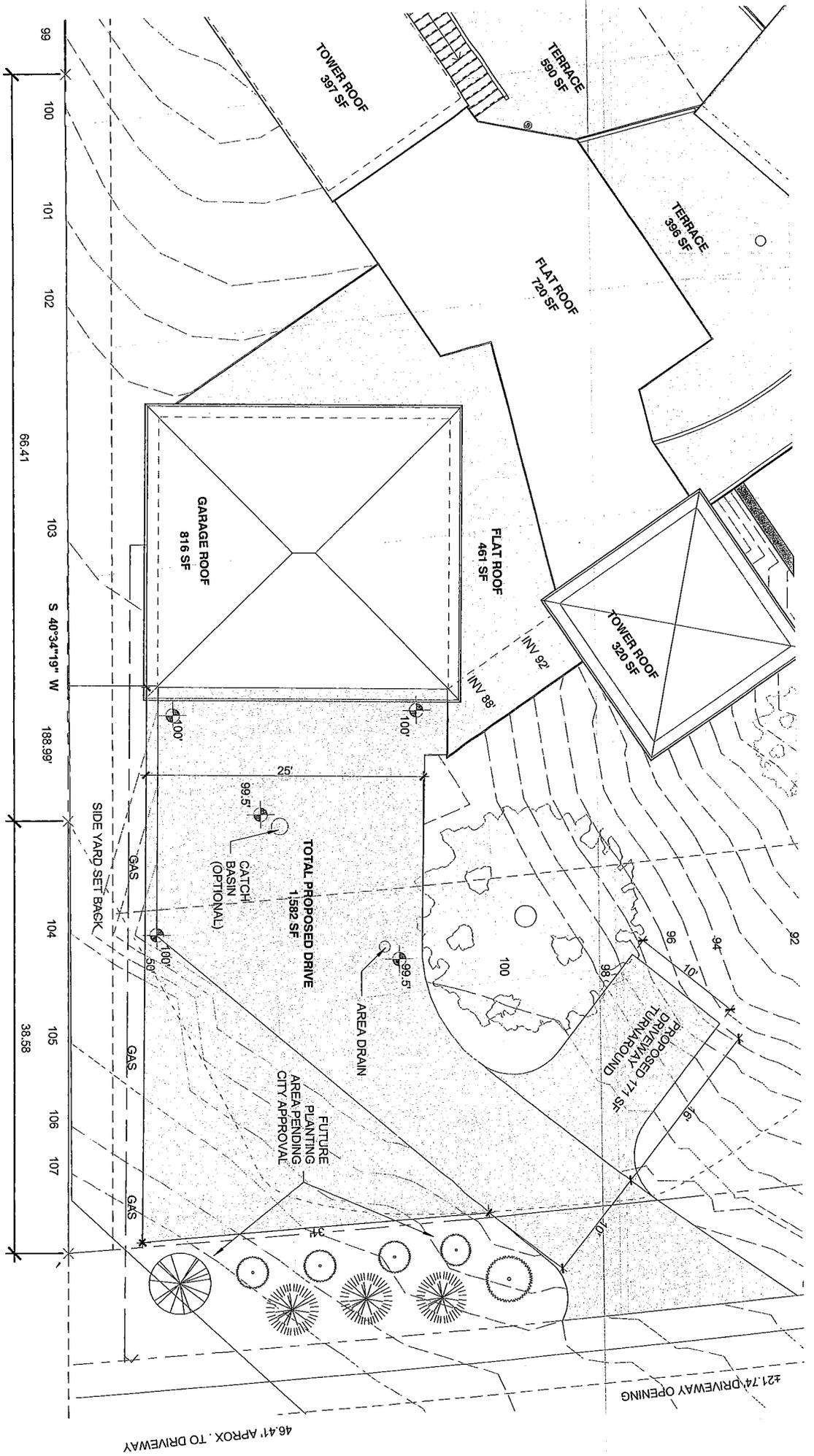
SITE PLAN

S1.1

**NEW RESIDENCE FOR: BURAT**  
 PROJECT LOCATION: 100 WOODSIDE DRIVE & TRACERIE BY 13224  
 OWNER: BURAT, LAYLA  
 DESIGNER: HARMONY ASSOCIATES  
 DATE: 08/20/2024  
 SCALE: AS SHOWN  
 SHEET: S1.1 OF 1  
 PROJECT: BURAT

**HARMONY ASSOCIATES**  
 1000 S. BAYVIEW BLVD. SUITE 100  
 MIAMI, FL 33131  
 PH: 305.555.1111  
 WWW.HARMONYASSOCIATES.COM

**1 SITE PLAN - DRIVEWAY LAYOUT**  
SCALE: 1/8" = 1'-0"



**NEW RESIDENCE FOR: BURAT  
BURAT/MALAVENDA**



**HARMONY**  
ARCHITECTURAL ASSOCIATES  
1860 Erie Blvd. E. Syracuse, NY 13210 (P) 315.476.9935 (F) 315.218.0030  
DAVID P. COLEGRUVE - AIA  
WILLIAM J. FERRALDO - AIA

S:\Jobs\WMalavenda City Residence 2015-0531\DWG\SitePlan\20150508\_Surat\_2015-0531.dwg 9/23/15 11:54:38 AM

## MEMO

To: The City of Syracuse Zoning Office (Melissa).

From : Owner of 108 Woodside Drive, building site of future single family home.

The request for a driveway variance is motivated a safety concern only. The safety issue is prompted by the site's steep drop off in elevation from the Road.

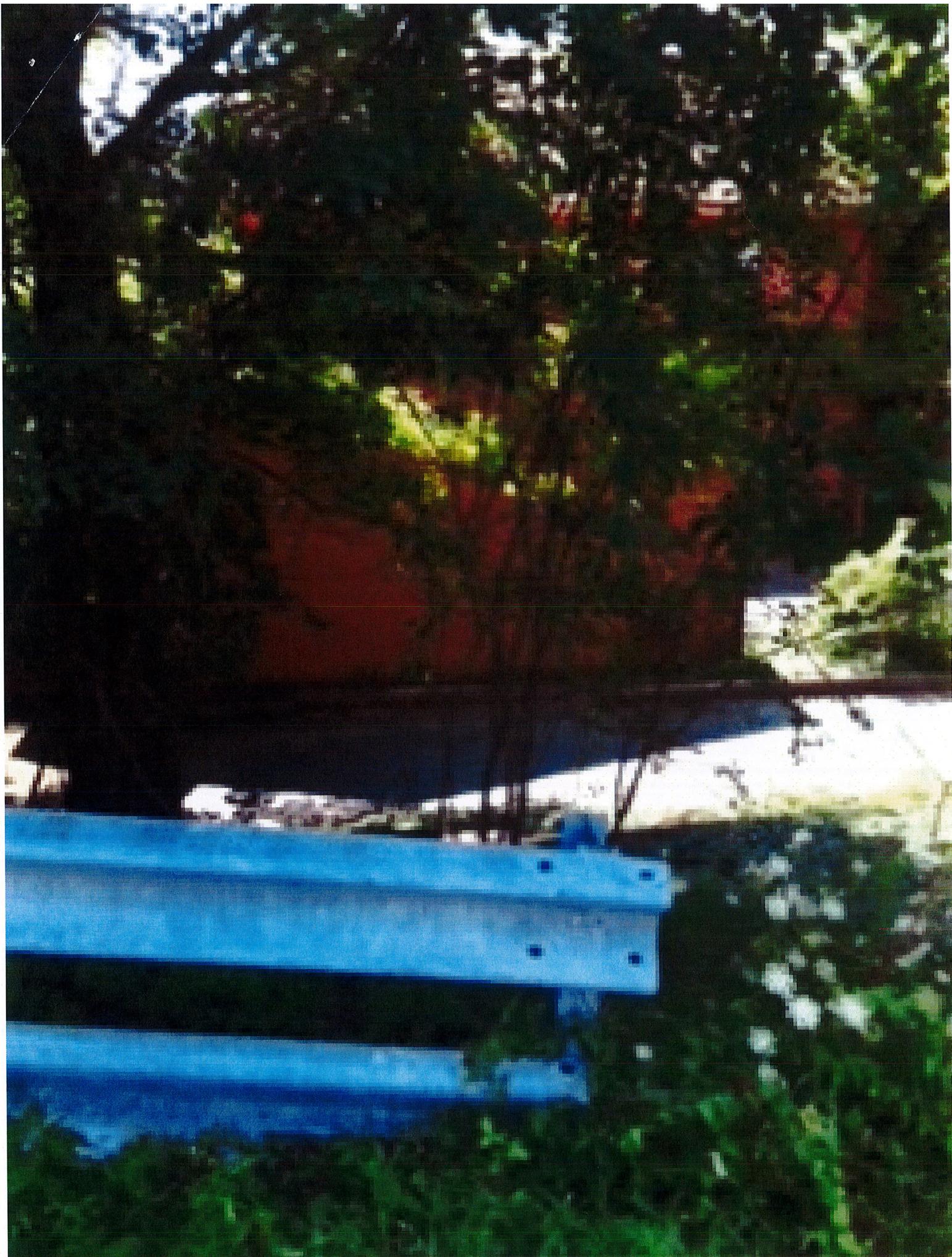
The site is located on a steep drumlin with the driveway located on the steepest part of the hill. The garage is at an elevation that is approximately 14 feet below the road, directly in front of the garage and 7 feet below the road, at the driveway cut. In fact this section—pretty much my lot only—has a municipal guard rail because of the steep drop off, just feet from the Road.

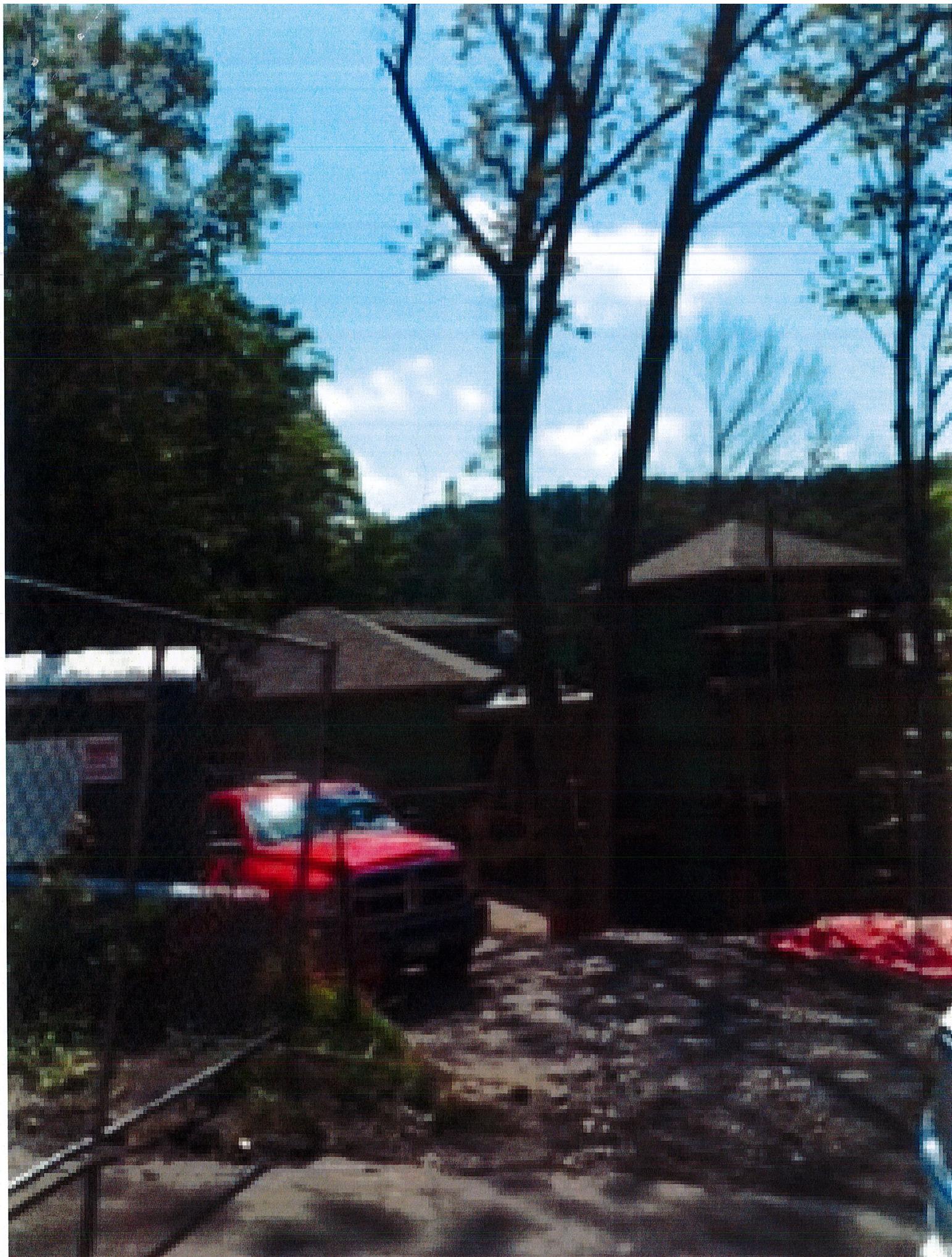
The permitted driveway is offset, from the garage in order to enter off of the street at a lower elevation. Still the drop is substantial. One can not back out, on to the street. There is no visibility as the rear of the car is so much higher than the front that all one can see over the car trunk is bank and sky.

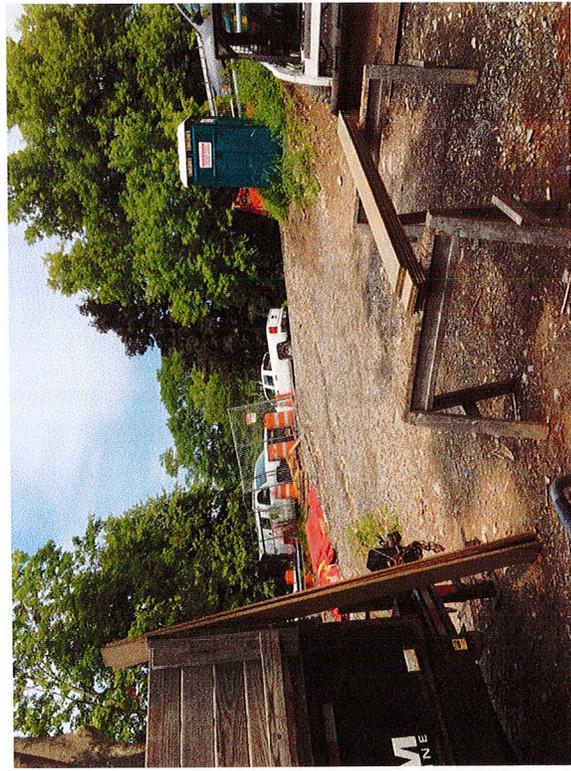
The request is to allow the minimum area required to execute a "K" turn in order enter the street moving going forward. The second small area on the down hill side is also to provide some landing area should the car slide as is turns sharply in winter coming off of the street from the high side. This area also is to make snow removal possible. There is simply no place to put it, nor maneuver.

My immediate neighbors have such room and turn out space, as well as much larger driveways. The neighbor below me, who's site is most like mine, has a drive turn out that is just feet away from the front property line.

Finally, the sight is such that the parking area and turn off is sufficiently below the road elevation as to remain hidden for the most part, and will be less visible from the street than every other driveway on the street.







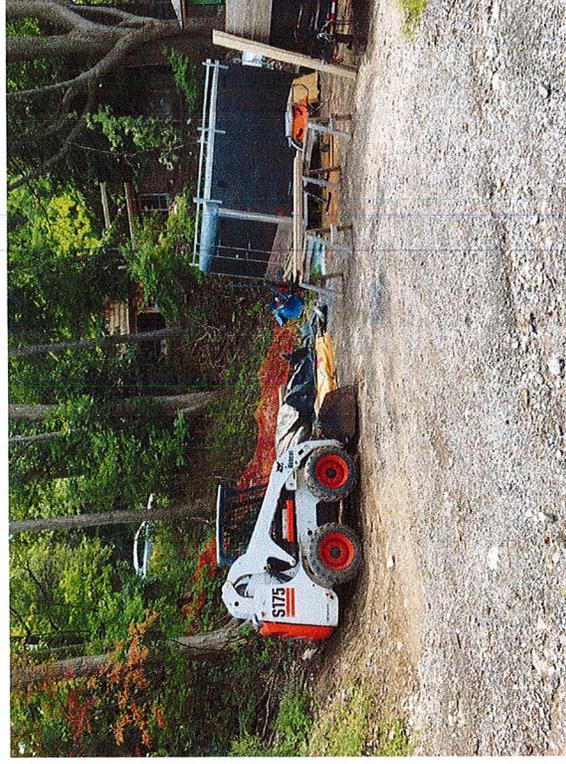
View to Woodside Dr. to the north from the garage



View to Woodside Dr. to the north from the entry porch toward requested area variance location at the white bobcat



View to Woodside Dr. to the northeast toward the requested area variance location



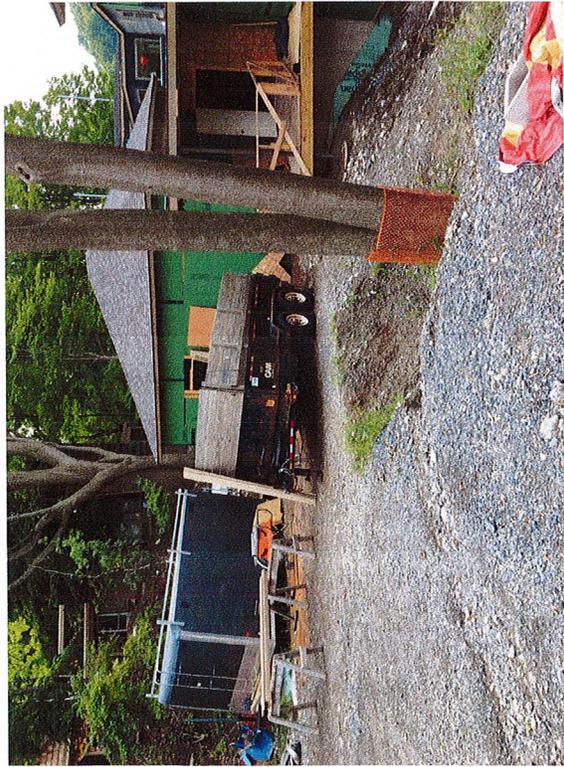
View to the southeast from Woodside Dr toward uphill neighbors and the area variance location



View from midway up the driveway toward Woodside Dr. at the driveway edge of the turnaround & snow storage area (171 sf)



View toward the northwest proposed driveway turnaround and snow storage area (171 sf)



View toward the northwest garage and the proposed driveway turnaround & snow storage area forward of the tree



View (southwest) toward the entrance of the driveway and garage from Woodside Dr. (note the upward gradient at the entry of drive)



Adjacent neighbors directly across the street from 108 Woodside Dr.



Adjacent neighbor across the street and up the road from 108 Woodside Dr.



Adjacent neighbor across the street further up the hill from 108 Woodside Dr.