

Minutes of the Meeting of the  
Syracuse Board of Zoning Appeals  
City Hall, Syracuse, New York  
September 13, 2018

I. Summary of cases discussed herein:

V-18-26

II.	<u>Members Present</u>		<u>Staff Present</u>	
	Stewart Koenig	-Yes	Heather Lamendola	-Yes
	Carolyn Evans-Dean	-Yes	Melissa Sanfilippo	-Yes
	Nicholas Petraghani	- No	Kathryn Ryan	-Yes
	Michael Stanton	-Yes		
	Michael Cheslik	-Yes		
	Rachel May	- No		
	Kristy Brightman-Frame	-Yes		

III. Meeting called to order at 1:08 p.m. by Mr. Koenig (SK, CED, MC, MS, , KF)

IV. Public Hearings

1) V-18-26

**Area Variance – Required Front Yard and Driveway Width**

108 Woodside Drive

Expand a driveway

Woodside Drive, LLC. (owner/applicant)

Residential, Class A-1

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

Anthony Burat, the Property Owner, presented the proposal and explained the reasons for the requested waivers. Bill Feraldo of Harmony Designs, the architect for the proposal, also spoke regarding the proposal.

No one spoke in favor of the proposal.

An e-mail was submitted against the proposal.

The applicant and architect rebutted.

After discussion, a motion to approve the proposal in part, without the turnaround on the northwest side of the driveway, was made by Mr. Stanton and seconded by Ms. Frame. The motion carried unanimously.

V. New Business

1) V-17-28

**Time Extension Request**

506-512 Park Avenue

Establish (maintain) a Four-Family Dwelling

Dwell Equity Group, LLC (owner/applicant)

Residential, Class A

Melissa Sanfilippo, staff to the Board, presented the request to the Board.

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

2) Consent for Lead Agency under SEQR

Heather Lamendola, the Zoning Administrator, presented the request from the Syracuse Industrial Development Agency to act as Lead Agency for a project at 401-03, 405, 407, 409, and 411-413 Prospect Avenue, to demolish five existing building and construct an approximate 13,000 square foot mixed-use, building to include a hotel, dwelling units, a parking structure, and a sky bridge to connect the parking structure to the hospital.

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

VI. Authorizations for Thursday October 4, 2018

2) V-18-27

**Area Variance – Required Parking**

629 Park Street

Establish a Retail Use

Almutasem Nagi (owner/applicant)

Business, Class A

A motion was made by Ms. Evans-Dean and seconded by Mr. Cheslik, to authorize the cases for the October 4, 2018 meeting, the motion carried unanimously.

VI. Adjournments

A motion was made by Ms. Evans-Dean and seconded by Ms. frame to adjourn the meeting at 1:37 p.m. Motion carried unanimously.