

Minutes of the Meeting of the  
Syracuse Board of Zoning Appeals  
City Hall, Syracuse, New York  
October 4, 2018

I. Summary of cases discussed herein:

V-18-27

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

III. Meeting called to order at 1:03 p.m. by Mr. Koenig (SK, CED, MC, MS, NP, RM, KF)

A motion was made to approve by Ms. Evans-Dean and seconded by Mr. Petragrani to adopt the minutes, with a modification, from the September 13, 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 September 13, 2018 meeting. Motion carried unanimously.

IV. Public Hearings

1) V-18-27

**Area Variance – Required Parking**

629 Park Street

Establish a Retail Use

Almutasem Nagi (owner/applicant)

Business, Class A

An Area Variance request to establish a retail use by waiving the required parking within a Business, Class A zoning district.

Almutasem Nagi, the Property Owner, presented the proposal and explained the reasons for the requested waivers.

No one spoke in favor of the proposal.

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

V. Authorizations for Thursday October 25, 2018

- 1) V-18-28  
**Use Variance – Expansion of a Non-Conforming Use**  
615 Vine Street  
Expansion of a Non-Conforming Use  
Gary Millard (owner/applicant)  
Residential, Class A-1
  
- 2) V-18-29  
**Area Variance – Density, Lot Width, Maximum Driveway Width,  
Required Side Yard & Maximum Structural Coverage**  
1501 Grant Boulevard  
Establish a Two-Family Dwelling  
Oak Street LLC (owner/applicant)  
Residential, Class A
  
- 3) V-18-30  
**Use Variance – Uses Permitted**  
301-303 Loomis Avenue  
Establish (maintain) a Two-Family Dwelling  
Greater Syracuse Property Development Corporation (owner/applicant)  
Residential, Class A-1
  
- 4) V-18-31  
**Use Variance – Uses Permitted**  
1101-1107 Avery Avenue  
Establish (maintain) a Retail Use  
Sanjay Patel (owner/applicant)  
Residential, Class A-1
  
- 5) V-18-32  
**Use Variance – Uses Permitted**  
119 Fairfield Avenue  
Establish (maintain) a Two-Family Dwelling  
Brian Murphy (owner/applicant)  
Residential, Class A-1

A motion was made by Mr. Cheslik and seconded by Ms. Evans-Dean, to authorize the cases for the October 25, 2018 meeting, the motion carried unanimously.

VI. Adjournments

A motion was made by Ms. Evans-Dean and seconded by Mr. Petraghani to adjourn the meeting at 1:17 p.m. Motion carried unanimously.

