

Minutes of the Meeting of the
Syracuse Board of Zoning Appeals
City Hall, Syracuse, New York
October 25, 2018

I. Summary of cases discussed herein:

V-18-28 V-18-29 V-18-30 V-18-31 V-18-32

II. Members Present

Staff Present

Stewart Koenig	- No	Heather Lamendola	-Yes
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	- No		

III. Meeting called to order at 1:04 p.m. by Ms. Evans-Dean (CED, MC, MS, NP, RM)

A motion was made to approve by Mr. Petragrani and seconded by Mr. Cheslik to adopt the minutes, with a modification, from the October 4, 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 October 4, 2018 meeting. Motion carried unanimously.

IV. Public Hearings

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

A Use Variance request to expand a non-conforming use by waiving the uses permitted within a Residential, Class A-1 zoning district.

Gary Millard, the Property Owner, presented the proposal and explained the reasons for the requested waivers.

No one spoke in favor or in opposition to the proposal.

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

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

An Area Variance request to establish a two-family dwelling use by waiving the density, lot width, maximum driveway width, required side yard, and maximum structural coverage on property within a Residential, Class A zoning district.

William Pitcher, the Architect for the project, presented the proposal and explained the reasons for the requested waivers.

No one spoke in favor or in opposition to the proposal.

After discussion, a motion to approve with conditions was made by Mr. Stanton and seconded by Mr. Cheslik. The motion carried unanimously

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

A Use Variance request to establish (maintain) a two-family dwelling by waiving the uses permitted on property within a Residential, class A-1 zoning district.

Terri Luckett, from the Greater Syracuse Property Development Corporation, requested that the Board hold the application open until the November 15, 2018 meeting.

After some discussion a motion to hold the application open was made by Mr. Petragrani and seconded by Mr. Stanton. The motion carried unanimously.

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

A Use Variance request to establish (maintain) a retail use by waiving the uses permitted on property within a Residential, Class A-1 zoning district.

Robert Romeo, of 314 East Fayette Street, the attorney for the property owner, presented the proposal and explained the reason for the requested waivers. Mr. Romeo also submitted a petition signed by 61 neighbors in support of the proposal. Sedeq S. Mohamed of 129 South Avenue, the prospective tenant, also spoke regarding the proposal.

Stefan Storms of 1129 Avery Avenue, Edward Ott of 124 Olive Street, Victoria Pangero of 235 Charles Avenue spoke against the proposal. Three additional audience members raised their hands to express support for the proposal.

Chad Ryan, Second District Councilor, Robert John Adams of Emerson Avenue, Francis Sokolowski of 314 Chemung Street, James Johnson of 413 Chemung Street, Vicky Christo of 126 Thornton Circle, Camillus, and Steve Thompson, Councilor at Large, all spoke against the proposal. A petition was submitted with nine others in opposition to the proposal.

Robert Romeo rebutted.

After some discussion a motion to deny the application was made by Ms. May and seconded by Mr. Stanton. The motion carried unanimously.

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

Terri Luckett, from the Greater Syracuse Property Development Corporation, presented the proposal and explained the reason for the requested waivers. Brian Murphy, the property owner also spoke regarding the proposal.

Susette LaPierre of 114 Edgewood Avenue spoke in favor of the proposal.

No one spoke against the proposal.

After some discussion a motion to approve the proposal was made by Mr. Petragnani and seconded by Ms. Evans-Dean. The motion carried unanimously.

V. New Business

1) V-17-27

Time Extension

213 Croly Street

Time Extension

Anh Than Dang (property owner)

Residential, Class A-1

A request for a one-year time extension request for a Use Variance.

Melissa Sanfilippo, staff to the board explained the reason for the request extension.

Kaitlyn Wright of the Greater Syracuse Property Development Corporation spoke regarding the request.

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

VI. Authorizations for Thursday November 15, 2018

1) V-18-14

Area Variance – Required Front Yard

1117 Butternut Street

Construct a Multi-Family Dwelling

Butternut Crossing LLC (owner/applicant)

Business, Class A

2) 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

3) V-15-33

Use Variance

1207 Park Street

Establish a Retail Use

Duman Koundoul (owner/applicant)

Residential, Class A

4) V-18-34

Area Variance – Distance Requirements

443-447 Burnet Avenue

Construct a Stage

New Burnet LLC (owner)

Julie Briggs Leone (applicant)

Business, Class A

5) V-18-35

Use Variance – Uses Permitted

302-304 Gere Avenue

Establish (maintain) a Two-Family Dwelling

Greater Syracuse Property Development Corporation (owner/applicant)

Residential, Class A-1

A motion was made by Mr. Petraghani and seconded by Mr. Cheslik, to authorize the cases for the November 15, 2018 meeting, the motion carried unanimously.

VI. Adjournments

A motion was made by Ms. May and seconded by Mr. Petraghani to adjourn the meeting at 2:34 p.m. Motion carried unanimously.