

Minutes of the Meeting of the
Syracuse Board of Zoning Appeals
City Hall, Syracuse, New York
November 15, 2018

I. Summary of cases discussed herein:

V-18-14 V-18-30 V-18-33 V-18-34 V-18-35 V-16-02 M3

II. Members Present

Staff Present

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

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

A motion was made to approve by Ms. May and seconded by Mr. Cheslik to adopt the minutes, with a modification, from the October 25, 2018 meeting. Motion carried unanimously.

A motion was made to approve by Mr. Cheslik and seconded by Ms. May to adopt the resolutions from the October 25, 2018 meeting. Motion carried unanimously.

IV. Public Hearings

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

An Area Variance request to construct a multi-family dwelling by waiving the required front yard on property located within a Business, Class A zoning district.

Christopher Trevisani of Housing Visions presented the proposal and explained the reasons for the requested waivers.

No one spoke in favor of the proposal.

Ms. Gilda DiCaprio of 127 Spring Street spoke against the proposal.

Christopher Trevisani rebutted.

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

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

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.

Kaitlyn Wright, from the Greater Syracuse Property Development Corporation, presented the proposal and explained the reason for the requested waivers.

No one spoke in favor or against the proposal.

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

3) V-18-33

Use Variance

1207 Park Street

Establish a Retail Use

Duman Koundoul (owner/applicant)

Residential, Class A

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

The applicant nor their representative was not present at the meeting.

A motion to hold open the application was made by Mr. Stanton and seconded by Ms. May. The motion carried unanimously.

4) V-18-34

Area Variance – Locational Requirement Restrictions

443-447 & 449 Burnet Avenue

Construct a Stage

New Burnet LLC (owner)

Julie Briggs-Leone (applicant)

Business, Class A

To construct a stage by waiving the locational restrictions.

Julie Briggs-Leone, the business owner, presented the proposal and explained the reason for the requested waivers.

No one spoke in favor or against the proposal.

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

5) V-18-35

Use Variance – Uses Permitted

302-304 Gere Avenue
Establish a Two-Family Dwelling
Greater Syracuse Property Development Corp
Residential, Class A-1

To establish a two-family dwelling by waiving the uses permitted within a Residential, Class A-1 zoning district.

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.

Kaitlyn Wright, from the Greater Syracuse Property Development Corporation, presented the proposal and explained the reason for the requested waivers.

No one spoke in favor or against the proposal.

After some discussion a motion to approve was made by Mr. Cheslik and seconded by Ms. Frame. The motion carried unanimously.

6) V-16-02 M3

Use Variance Modification – Uses Permitted

350 South Clinton Street (Rear)
Establish an Entertainment/Event/Gallery and Assembly Space
JC Landfund LLC (owner/applicant)
Central Business District, General Service A

A Use Variance Modification to establish an entertainment/event/gallery and assembly space by waiving the uses permitted.

Tim Frateschi, attorney for the applicant, spoke regarding the proposal and the reason for the requested waivers.

No one spoke in favor or against the proposal.

A motion to approve was made by Mr. Stanton, and seconded by Ms. May. The motion carried 4 to 1 with Ms. Frame voting against the proposal.

V. New Business

1) V-10-07 M1

Use Variance Modification – Uses Permitted

124-126 Dell Street
Floor Plan Modification
American Beech LLC
Residential, Class AA

A Use Variance Modification to make modifications to the previously approved first floor plans.

Bill Pitcher of Pitcher Architects explained the proposed changes to the first floor plans.

Jared Staford-Hill, the business owner, also spoke regarding the proposal.

A motion to approve the modification was made by Mr. Stanton and seconded by Ms. May. The motion carried unanimously.

2) V-17-27

Time Extension

213 Croly Street

Time Extension

Anh Than Dang (property owner)

Residential, Class A-1

A request for a time extension until October 29, 2019 for a Use Variance.

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

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

VI. Authorizations for Thursday December 6, 2018

1) V-15-33

Use Variance (continuation)

1207 Park Street

Establish a Retail Use

Duman Koundoul (owner/applicant)

Residential, Class A

2) V-18-36

Use Variance – Expansion of a Non-Conforming Use

566-568 Clarendon Street

Expand a Parking Area

Clarendon Property Holdings (owner/applicant)

Residential, Class A

3) V-18-37

Use Variance – Uses Permitted

401-403 Ellis Street

Establish (maintain) a Three-Family Dwelling

VH Syracuse Realty LLC (owner/applicant)

Residential, Class AA

A motion was made by Mr. Chesliki and seconded by Ms. May, to authorize the cases for the December 6, 2018 meeting, the motion carried unanimously.

VI. Adjournments

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