

Minutes of the Meeting of the
Syracuse Board of Zoning Appeals
City Hall, Syracuse, New York
January 24, 2019

I. Summary of cases discussed herein:

V-18-36 V-19-05 V-19-06 V-19-08

II. Members Present

Staff Present

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

III. Meeting called to order at 1:06 p.m. by Mr. Koenig (SK, MC, MS, CED)

A motion was made to approve by Ms. Evans-Dean and seconded by Mr. Cheslik to adopt the minutes, with a modification, from the January 3, 2019 meeting. Motion carried unanimously.

A motion was made to approve by Ms. Evans-Dean and seconded by Mr. Cheslik to adopt the resolutions from the January 3, 2019 meeting. Motion carried unanimously.

IV. Public Hearings

1) V-18-36 – (Continuation)

Use Variance – Expand a Non-Conforming Use

566-568 Clarendon Street

Expand a Non-Conforming Use

Clarendon Property Holdings (owner/applicant)

Residential, Class A

A Use Variance request to expand a non-conforming use by expanding parking surface coverage, on property within a Residential, Class A zoning district.

There was no appearance by the applicant or representative.

No one spoke in favor or against the proposal.

After some discussion a motion to hold the hearing open again to give the applicant an opportunity to submit the additional requested information and to appear, was made by Mr. Cheslik and seconded by Ms. Evans-Dean. The motion carried unanimously.

2) V-19-05

Area Variance – Required Side and Rear Yard

104 Schoeck Avenue

Construct (maintain) an Addition

Dean L. Stark (owner/applicant)

Residential, Class A-1

An Area Variance request to construct an addition onto a dwelling by waiving the required front and rear yard on property located within a Residential, Class A-1 zoning district.

Terry Kerwan Jr. of 100 Madison Street, Syracuse, attorney for the applicant, 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 deny the proposal was made by Mr. Stanton and seconded by Ms. Evans-Dean. The motion carried unanimously.

3) V-19-06

Area Variance – Required Parking, Maximum Driveway Width, and Required Front Yard

101 Comstock Avenue
Establish a Multi-Family Dwelling
CRE 44 LLC (owner/applicant)
Residential, Class B

An Area Variance request to establish (maintain) a multi-family dwelling by waiving the required parking, maximum driveway width, and the required front yards, on property located within a Residential, Class B zoning district.

Brian Bouchard, of CHA Consulting at 300 South State Street, Syracuse, presented the proposal and explained the reason for the requested waivers.

No one spoke in favor or against the proposal.

A motion to approve, with the condition that the proposed parking surface located within the required front yard be removed and returned to greenspace, was made by Mr. Stanton and seconded by Mr. Cheslik. The motion carried unanimously.

4) V-19-07

Area Variance – Required Density, Parking, and Rear and Side Yards

534-544 Westcott Street
Construct a Mixed Use Building
Sam Property Holding, LLC (owner)
Fastbreakknights, LLC (applicant)
Business, Class A

An Area Variance request to construct a mixed use building with two restaurants and a retail space on the first floor and residential dwelling units and office uses on the upper floors, by waiving the required density, parking, and rear and side yards.

Brandon Rose of Echo Architects, and Zack Bloomer of Fastbreakknights, LLC presented the proposal and explained the reason for the requested waivers.

Councilor Michael Green, Brenden Kuerbis, Jeremy DeChario, Jennela Rodriguez, Councilor Joe Driscoll, Jeff York, Colleen Givens, and Owen Kearney all spoke in favor of the proposal.

Sam Gruber, Richard and Karen Molitor, Andrea Brand, Lorraine Corey, and Cosimo Pagano all spoke in opposition of the proposal.

Branden Rose and Zack Bloomer rebutted.

After some discussion a motion to deny the request was made by Mr. Cheslik and seconded by Mr. Stanton. The motion carried unanimously.

V. Authorizations

1) V-19-08

Use Variance – Rehearing Request

310 Kellogg Street

Establish (maintain) a Four-Family Dwelling

Ivan Lucak (owner/applicant)

Residential, Class AA

A motion to deny the request for a rehearing was made by Mr. Koenig and seconded by Mr. Stanton. The motion carried unanimously.

2) V-19-09

Use Variance – Uses Permitted

324-326 Grant Avenue

Establish (maintain) a Four-Family Dwelling

Shawn Jarzenski (owner/applicant)

Residential, Class A-1

3) V-19-10

Area Variance – Required Front Yard, Side Yard, Density, and Maximum Structural Coverage

1219-1221, 1225-1227, 1231, 1237, 1301, 1311, 1317, and 1323 East Genesee Street & 206 Ashworth Place (Residential, Class B)

208, 210, 212-14, and 224 Ashworth Place (Residential, Class C)

Demolition and New Construction of a Multi-Family Dwelling

Northside Genesee Associates, LLC

Residential, Class B & Residential, Class C

4) V-19-11

Area Variance – Required Front Yard

375 Hillsdale Avenue

Construct a Front Addition

Julia A. Bertrand

Residential, Class A-1

A motion to approve the authorizations for the February 14, 2019 public hearings was made by Ms. Evans-Dean and seconded by Mr. Cheslik. The motion carried unanimously.

VI. Adjournment

A motion was made by Ms. Evans-Dean and seconded by Mr. Cheslik to adjourn the meeting at 3:26 p.m. Motion carried unanimously.