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:

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<tr>
<th>V-18-36</th>
<th>V-19-05</th>
<th>V-19-06</th>
<th>V-19-08</th>
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II. Members Present

<table>
<thead>
<tr>
<th>Name</th>
<th>Present</th>
<th>Staff Present</th>
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<tbody>
<tr>
<td>Stewart Koenig</td>
<td>Yes</td>
<td>Heather Lamendola</td>
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<tr>
<td>Carolyn Evans-Dean</td>
<td>Yes</td>
<td>Melissa Sanfilippo</td>
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<tr>
<td>Nicholas Petragnani</td>
<td>No</td>
<td>Kathryn Ryan</td>
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<td>Michael Stanton</td>
<td>Yes</td>
<td></td>
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<tr>
<td>Michael Cheslik</td>
<td>Yes</td>
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<td>Kristy Brightman-Frame</td>
<td>No</td>
<td></td>
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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-I
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.