

Minutes of the Meeting of the
Syracuse Board of Zoning Appeals
City Hall, Syracuse, New York
February 14, 2019

I. Summary of cases discussed herein:

V-19-09 V-19-10 V-19-11

II. Members Present

Staff Present

Stewart Koenig	-Yes	Heather Lamendola	-Yes
Carolyn Evans-Dean	-Yes	Melissa Sanfilippo	-Yes
Nicholas Petragani	-Yes	Kathryn Ryan	-Yes
Michael Stanton	-Yes		
Michael Cheslik	-Yes		
Kristy Brightman-Frame	-Yes		

III. Meeting called to order at 1:07 p.m. by Mr. Koenig (SK, MC, MS, CED, NP, KF)

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 24, 2019 meeting. Motion carried unanimously.

A motion was made to approve by Ms. Frame and seconded by Mr. Cheslik to adopt the resolutions from the January 24, 2019 meeting. Motion carried unanimously.

IV. Public Hearings

1) 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

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

Terri Lockett, of the Greater Syracuse Property Development Corporation, presented the proposal and explained the reasons for the requested waivers. Shawn Jarzenski, the property owner, also spoke regarding the proposal.

No one spoke in favor or against the proposal.

After some discussion a motion to approve was made by Mr. Cheslik and seconded by Mr. Petragani. The motion carried 5 to 1 with Ms. Frame voting against the proposal.

2) 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

An Area Variance request for demolition and new construction of a multi-family dwelling by waiving the required front yard, side yard, maximum structural coverage, and parking on properties located within a Residential, Class B and Residential, Class C zoning districts.

Matt Kerwin, attorney from Barkley and Damen, presented the proposal and explained the reason for the requested waivers. Steve Hildebrand of Michael's Organization and Jess Sudal of Passard Associates also spoke regarding the proposal.

No one spoke in favor of the proposal.

John Felleman, Mike LeFlair, Felicia Welch Brown, Sharon Sherman, Virginia Felleman, David Brezek, Julius Lawrence and Ben Lockwood, spoke against the proposal.

Stewart Keonig noted the concerns the Board has with the proposal as submitted.

The hearing was open until the Syracuse Industrial Development Association makes a SEQR determination.

3) V-19-11

Area Variance – Required Front Yard

375 Hillsdale Avenue

Construct a Front Addition

Julia A. Bertrand

Residential, Class A-1

An Area Variance request to construct a front addition by waiving the required front yard.

Julia Bertrand, the property 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 request was made by Mr. Petragani and seconded by Ms. Frame. The motion carried unanimously.

V. Authorizations

1) V-19-10

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

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

A motion to approve the authorizations for the March 6, 2019 public hearings was made by Ms. Frame and seconded by Mr. Cheslik. The motion carried unanimously.

VI. Adjournment

A motion was made by Mr. Stanton and seconded by Ms. Frame to adjourn the meeting at 3:10 p.m. Motion carried unanimously.