

Minutes of the Meeting of the
Syracuse Board of Zoning Appeals
City Hall, Syracuse, New York
March 28, 2019

I. Summary of cases discussed herein:

V-19-10 V-19-12 E-19-01 V-19-13 V-19-14

II. Members Present

Staff Present

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

III. Meeting called to order at 1:03 p.m. by Mr. Koenig (SK, MC, MS, KF, NP, CED)

A motion was made to approve by Mr. Cheslik and seconded by Ms. Frame to adopt the minutes from the March 6, 2019 meeting. Motion carried unanimously.

IV. Public Hearings

1) 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 in order to demolish and construct 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.

No one appeared on behalf of the applicant.

Ken Garno of 1205 Cumberland Ave spoke against the application.

No one spoke in favor of the proposal.

A motion to deny was made by Ms. Frame and seconded by Ms. Evans-Dean. The motion carried 4-0 with Mr. Stanton and Mr. Petragani abstaining.

2) V-19-12

Area Variance – Required Parking

500-527 Butternut Street

Establish a Church

Butternut Real Estate Corporation (owner)

The Vineyard Church (applicant)

Business, Class A & Residential, Class A

An Area Variance request to establish a church by waiving the required parking on property located within a Business, Class A and a Residential, Class A zoning district.

John Elmer, Pastor of The Vineyard Church presented the proposal and explained the reason for the requested waivers.

No one spoke in favor or against the proposal.

A motion to approve was made by Mr. Cheslik and seconded by Mr. Petragani. The motion carried unanimously.

3) E-19-012

Exception

500-527 Butternut Street

Expand Parking into a Residential, Class A Zoning District

Butternut Real Estate Corporation (owner)

The Vineyard Church (applicant)

Business, Class A & Residential, Class A

An Exception request to expand an accessory parking area into a Residential, Class A zoning district no more than 50 feet.

John Elmer, Pastor of The Vineyard Church presented the proposal and explained the reason for the request.

No one spoke in favor or against the proposal.

The Board noted excessive asphalt and parking in the right-of-way along North McBride Street.

A motion to approve was made by Mr. Petragani and seconded by Ms. Evans-Dean. The motion carried 4-2, with Mr. Stanton and Mr. Cheslik voting against the motion.

4) V-19-13

Area Variance – Required Front Yard & Maximum Driveway Width

227 West Matson Avenue

Establish (maintain) a Driveway

Kevin P. Fox (owner/applicant)

Residential, Class A-1

Terri Luckett, of the Greater Syracuse Property Development Corporation, spoke regarding 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 driveway be reduced to 12 feet wide after the mobility access ramp is removed, was made by Mr. Stanton and seconded by Ms. Evans-Dean. The motion carried unanimously.

5) V-19-14

Area Variance – Required Rear Yard

813 Hawley Avenue
Construct (maintain) a Rear Deck
Larry Mathis (owner/applicant)
Residential, Class A

Christopher Steinhoff of 216 Burnet Avenue spoke regarding the requested waivers and explained the reason for the request.

No one spoke in favor of the proposal.

An e-mail against the proposal was submitted to the Board.

A motion to deny was made by Mr. Stanton and seconded by Ms. Evans-Dean. The motion carried unanimously.

V. Authorizations

1) V-19-15

Use Variance – Uses Permitted

127 East Glen Avenue
Establish a Not-For-Profit Community Outreach Center
4325 South Salina Street Realty Corporation (owner)
Road to Emmaus Ministry of Syracuse, Inc. (applicant)
Residential, Class A-1

A motion to approve the authorizations for the April 18, 2019 public hearing was made by Ms. Evans-Dean and seconded by Mr. Petragani. The motion carried unanimously.

VI. Adjournment

A motion was made by Ms. Evans-Dean and seconded by Mr. Cheslik to adjourn the meeting at 2:08 p.m. Motion carried unanimously.