

Minutes  
Board of Zoning Appeals  
Common Council Chambers, City Hall  
Thursday September 12, 2019  
1:00 PM

I. Summary of applications discussed herein:

V-19-22      V-19-23      I-19-25

Members Present

Stewart Koenig, Chairman	Yes
Nicholas Petragrani	No
Michael Stanton	Yes
Michael Cheslik	Yes
Kristy Brightman-Frame	Yes
Honora Spillane	No

Staff Present

Heather Lamendola	Yes
Lisa Welch	Yes
Kathryn Ryan	Yes

Meeting was called to order at 1:06 p.m. by Mr. Koenig.

A motion was made by Mr. Cheslik and seconded by Mr. Stanton to adopt the minutes from the August 22, 2019 meeting. Motion carried unanimously.

A motion was made by Mr. Cheslik and seconded by Mr. Stanton to adopt the resolutions, with a modification, from the August 22, 2019 meeting. Motion carried unanimously.

II. Public Hearings

1) V-19-22 (Continuation from August 22, 2019)

Use Variance  
207 Milburn Avenue  
Establish a Warehouse Use  
Alma White (Owner/Applicant)  
Residential, Class A-1

A Use Variance request to establish a warehouse use by waiving the uses permitted on property located at 207 Milburn Avenue owned by Alma White, zoned Residential, Class A-1, pursuant to Part B, Section I, Article 1.

Presenting the application was Alma White, owner.

No one spoke in favor, or in opposition to the application.

The property has been identified as eligible for listing on the National Register of Historic Places. The Syracuse Landmark Preservation Board provided comments as requested.

A motion to approve was made by Mr. Cheslik and seconded by Mr. Stanton. Following further discussion, the motion failed with a vote of 2 (Cheslik/Koenig) in favor, and 2 (Stanton/Brightman-Frame) against.

2) V-19-23

Area Variance-Structural Coverage and Parking Surface Coverage  
327 Florence Avenue  
John French (Owner/Applicant)  
Residential, Class A-1

An Area Variance request to construct (maintain) an accessory building by waiving the maximum structural and parking surface coverage permitted on property located at 327 Florence Avenue, owned by John French, zoned Residential, Class A-1 pursuant to Part B, Section I, Article 1 of the City of Syracuse Zoning Rules and Regulations, as amended.

Presenting on behalf of the owner/applicant was Scott Lichstein, Esq. The owner/applicant, John French of 327 Florence Avenue, also answered questions from the Board.

No one spoke in favor, or in opposition to the application.

A motion to approve, with the condition that the parking surface (asphalt) coverage be reduced to the maximum allowed amount of 30 percent, was made by Mr. Stanton and seconded by Ms. Brightman-Frame. The motion carried unanimously.

3) I-19-25

Interpretation

Non-Enumerated and Enumerated Uses within a Local Business, Class A District Office Building and Industries Also Permitted  
Salina 1st, LLC (Petitioner)

An Interpretation of a proposed non-enumerated use (dental laboratory) within a Local Business, Class A zoning district, pursuant to Part B, Section III, Article 2 of the Zoning Rules and Regulations, as amended and enumerated uses elsewhere (contractor's yard, storage/warehouse, wholesale, light manufacturing, office) within the City of Syracuse Zoning Rules and Regulations, as amended.

Presenting on behalf of the petitioner was Brody Smith, Esq. The petitioner, Gail Montpelier, Salina 1<sup>st</sup> LLC, 321 West Taylor Street, Syracuse, New York 13202 answered questions, and provided additional information regarding the proposed uses and their space requirements based on the most recent available project information.

The Board requested that the applicant return with more detailed floor plans that would clearly illustrate how the proposed uses would occupy the floor space to help inform a decision.

III. New Business Items

- None

IV. Authorizations for October 3, 2019.

- 1) V-19-24  
Appeal of Zoning Administrator Decision-Screening Device Waiver Denial  
525 Carbon Street  
Install (Maintain) a 10.5 Foot High Stockade Fence  
Eric and Christina Chapman (Owner/Applicant)  
Residential, Class A
  
- 2) V-19-26  
Use Variance-Permitted Uses  
1917 Burnet Avenue  
Establish (Maintain) a Five-Family Dwelling  
Greater Syracuse Property Development Corporation (Owner)  
Kelly Dove (Applicant)  
Residential, Class A-1

A motion to approve the authorizations for the October 3, 2019 public hearing was made by Mr. Cheslik and seconded by Mr. Stanton. The motion carried unanimously.

V. Adjournment

A motion was made by Mr. Stanton and seconded by Mr. Cheslik to adjourn the meeting at 2:16 p.m. Motion carried unanimously.