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

I. Members Present
Stewart Koenig, Chairman  Yes
Nicholas Petragnani  No
Michael Stanton  Yes
Michael Cheslik  Yes
Kristy Brightman-Frame  Yes
Honora Spillane  No

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 1st 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.