

Minutes of the Meeting of the
Syracuse Board of Zoning Appeals
City Hall, Syracuse, New York
January 28, 2010

I. Summary of cases discussed herein:

V-10-64

II. Members Present

Linda DeFichy - No
Stewart Koenig - Yes
Carolyn Evans-Dean - Yes
Nicholas Petragani - No
Michael Stanton - Yes
Carl Thomas - Yes
Stefanie Noble - Yes

Staff Present

Heather Lamendola - Yes
Nancy Larson - Yes
Melissa Sanfilippo - Yes

III. Meeting called to order at 1:02 p.m. by Mr. Koenig.

A motion was made by Mr. Stanton and seconded by Ms. Evans-Dean to adopt the minutes from the January 6, 2011 meeting. Motion carried 5-0-2.

IV. Public Hearings

1. V-10-64

Craig P. Kaplan
212 Mariposa Street
Waiver of front yard parking
Area Variance

To establish (maintain) a parking area within the required front setback on property located within a Residential, Class A-1 zoning district. .

Speaking in favor of the request was Gary Valerino, attorney for the applicant, who reviewed the proposal for the Board and explained the need for the request. Mr. Valerino also explained that the agreement between the applicant and the paving company included the paving company obtaining any permits required for the paving project.

The property owner Craig P. Kaplan also spoke in favor of the request, explaining to the need for his request.

A letter and an e-mail of support from neighboring property owners were also submitted to the board.

There was no one who spoke in opposition to the proposal.

After review of the proposal and further discussion regarding the street being a dead end street with no congestion and plenty of available on-street parking, a motion was made by Mr. Stanton and seconded by Ms. Noble to deny the request stating that there is adequate on-street parking. The motion carried 4 to 1.

V. New Business

1. V-10-06

Home Headquarters
206 Oswego Street
Area Variance Modification

Melissa Sanfilippo of the Board's staff explained that the applicant has submitted a request to modify the single-family dwelling approved on April 19, 2010. The request included a waiver of density, front setback, lot width, and parking.

It was noted that the applicant found that the original dwelling was found the expense and the salability was not a good fit for the neighborhood.

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

VI. Public Hearing Authorizations for THURSDAY, January 27, 2011

2. V-11-1

St. Lucy's Church
420 Gifford Street & 407 & 409 Fabius Street
Waiver of Residential, Class B lot requirements to facilitate a resubdivision
Area Variance

To create a substandard lot to facilitate a resubdivision of 1 parcel into two new lots

VII. Adjournment

A motion was made by Mr. Thomas and seconded by Ms. Evans-Dean to adjourn the meeting at 1:21 p.m. Motion carried unanimously.