

Minutes of the Meeting of the
Syracuse Board of Zoning Appeals
City Hall, Syracuse, New York
March 31, 2011

I. Summary of cases discussed herein:

V-11-05	V-11-07	V-11-08	V-11-09
V-11-10	V-11-11	V-11-12	

II. Members Present

Staff Present

Linda DeFichy	- No	Heather Lamendola	- Yes
Stewart Koenig	- Yes	Nancy Larson	- Yes
Carolyn Evans-Dean	- Yes	Jeffrey Harrop	- Yes
Nicholas Petragani	- Yes		
Michael Stanton	- Yes		
Carl Thomas	- No		
Stefanie Noble	- No		

III. Meeting called to order at 1:00 p.m. by Mr. Koenig (MS, NP, SK, CED)

A motion was made by Ms. Evans-Dean and seconded by Mr. Petragani to adopt the minutes from the March 10, 2011 meeting. Motion carried 4-0-3.

IV. Public Hearings

1. V-11-05

Michael Badgett
219 Shuart Avenue
Area Variance

Request to establish (maintain) a 23 foot wide driveway and a front yard parking area facing Vine Street and a second driveway on Shuart Avenue with front yard parking, by waiving the required front setback, driveway width, and number of driveways on property within a Residential, Class AA zoning district.

Presenting the case to the Board was Terri Luckett, of Home Headquarters and the property owner Michael Badgett. Ms. Luckett explained that the request is the result of a Resubdivision application to combine three parcels into two new lots. Ms. Luckett further explained that the Zoning Office would not approved the Resubdivision request until the property at 219 Shuart Avenue resolved the driveway issues.

The property owner further explained that the on-street parking in the immediate area is designated handicap only parking and as a result there is less parking for him and his tenants. The owner also explained that according to a neighbor the current conditions have been in existence his entire life. Mr. Badgett had also noted that he received funding from Home Headquarters to repair the retaining wall and had made several improvements to the property.

There was further discussion between Nancy Larson and the applicant regarding the installation of new sidewalks and street curbs in the area.

No one spoke in favor of or against the application.

After further discussion a motion was made by Mr. Stanton to approve the proposal with the condition that the Shuart Avenue driveway was removed, there was no second. The motion failed.

A second motion to approve was made by Ms. Evans-Dean and seconded by Mr. Petragani. The motion failed 3 to 1.

A Third motion was made by Mr. Stanton and seconded by Mr. Koenig to approve with the condition that the front driveway (Shuart Ave) be removed. The motion failed 2 to 2.

2. V-11-07
City of Syracuse TD
405 East Raynor Avenue
Area Variance

A request to construct a single-family dwelling, by waiving the required density, on property within a Residential, Class B zoning district.

The proposal was presented by Julian Clark of Plumley Engineering who explained the proposal to the Board and the need for the waivers being requested.

There was no one speaking in favor or against the proposal.

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

3. V-11-08
Syracuse Housing Authority
345 Oakwood Avenue
Area Variance

To construct a single-family dwelling, by waiving the required Density, density, lot width and side yard setback on property within a Residential, Class B zoning district.

The proposal was presented by Julian Clark of Plumley Engineering who explained the proposal to the Board and the need for the waivers being requested.

There was no one speaking in favor or against the proposal.

A motion to approve was made by Mr. Petraghani and seconded by Mr. Stanton. The motion carried unanimously.

4. V-11-09
Syracuse Housing Authority
351 Oakwood Avenue
Area Variance

To construct a single-family dwelling, by waiving the required lot width, and side yard setback on property within a Residential, Class B zoning district.

The proposal was presented by Julian Clark of Plumley Engineering who explained the proposal to the Board and the need for the waivers being requested.

There was no one speaking in favor or against the proposal.

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

5. V-11-10
Syracuse Housing Authority
359Oakwood Avenue
Area Variance

To construct a single-family dwelling, by waiving the required lot width, and side yard setback on property within a Residential, Class B zoning district.

The proposal was presented by Julian Clark of Plumley Engineering who explained the proposal to the Board and the need for the waivers being requested.

There was no one speaking in favor or against the proposal.

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

6. V-11-11
Syracuse Housing Authority
361-365 Oakwood Avenue
Area Variance

To construct a single-family dwelling, by waiving the required lot width, and side yard setback on property within a Residential, Class B zoning district.

The proposal was presented by Julian Clark of Plumley Engineering who explained the proposal to the Board and the need for the waivers being requested.

There was no one speaking in favor or against the proposal.

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

7. V-11-12
Syracuse Housing Authority
367 Oakwood Avenue
Area Variance

To construct a single-family dwelling, by waiving the required lot width, and side yard setback on property within a Residential, Class B zoning district.

The proposal was presented by Julian Clark of Plumley Engineering who explained the proposal to the Board and the need for the waivers being requested.

There was no one speaking in favor or against the proposal.

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

VI. Public Hearing Authorizations for THURSDAY April 21, 2011

1. V-11-03
Joanne B. Arany
1015 Ackerman Avenue
Area Variance

To construct establish (maintain) a 13 feet wide by 16 feet deep parking area within the required front setback on property located within a Residential, Class A-1 zoning district.

2. V-11-14
Shawn Billue
151 Brooklea Place
Area Variance

To establish (maintain) a 24 foot wide driveway within the required front setback, on property located within a Residential Class A-1 zoning district.

3. V-11-15
Christopher, Cheryl and Lisa Holmes
4852-4854 South Salina Street
Use Variance

To establish (maintain) a three-family dwelling, by waiving the uses permitted on property within a Residential, Class A-1 zoning district.

4. V-11-16
Syracuse Housing Authority
373 Oakwood Avenue
Area Variance

To construct a single-family dwelling, by waiving the required lot width, density, and side yard setback on property within a Residential, Class B zoning district.

5. V-11-17

St. James Church
4845 South Salina Street
Area Variance

Waiver of yard requirements, to facilitate a resubdivision on property within a Residential, Class A-1 zoning district.

A motion was made by Ms. Evans-Dean and seconded by Ms. Evans-Dean to authorize the Public Hearings for April 21, 2011. The motion carried unanimously.

VII. Adjournment

A motion was made by Mr. Stanton and seconded by Mr. Petragani to adjourn the meeting at 1:46 p.m. Motion carried unanimously.