Minutes of the Meeting of the
Syracuse Board of Zoning Appeals
City Hall, Syracuse, New York
October 6, 2011

I. Summary of cases discussed herein:

V-11-35	V-11-41	V-11-44	V-11-45
V-11-46	V-11-47	V-11-48	

II. Members Present

Linda DeFichy	- Yes
Stewart Koenig	- Yes
Carolyn Evans-Dean	- Yes
Nicholas Petragnani	- No
Michael Stanton	- No
Carl Thomas	- Yes

Staff Present

Heather Lamendola	- Yes
Megan McLees	- Yes
Melissa Sanfilippo	- Yes

III. Meeting called to order at 1:00 p.m. by Ms. DeFichy (LD, SK, CED, CT)

A motion was made by Ms. Evans-Dean and seconded by Mr. Thomas to adopt the minutes from the September 15, 2011 meeting. Motion carried 4-0-2.

IV. Public Hearings

1. V-11-45

928 Ackerman Ltd.
928-930 Ackerman Avenue
Use Variance

To establish (maintain) a three-family dwelling by waiving the uses permitted, maximum open parking surface coverage, maximum parking surface coverage, and required parking, on property situated within a Residential, Class A zoning district.

The proposal was presented by Kimberly Zimmer the applicant's attorney and the applicant, Mona Metz who explained the request and the need for the waivers.

One e-mail, written in favor of the proposal, was submitted to the Board. Harry Lewis of 935 Lancaster Avenue spoke against the proposal. Several e-mails, written in opposition to the proposal, were also submitted to the Board.

After further discussion regarding the proposal, a motion was made to hold the public hearing open by Ms. DeFichy, and seconded by Ms. Evans-Dean so that the applicant could supply the Board with a financial comparison between a seven bedroom three-family and a five bedroom two-family house. The motion carried 4 to 0.

2. V-11-35

Mary Robinson
2327 East Fayette
Area Variance

To construct stairs with a roof in the required front yard setback on property located within a Residential, Class A zoning district.

The proposal was presented by Mary Robinson and her contractor, Jason Norton, who explained the request and the need for the waivers.

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

After further discussion a motion to approve was made by Mr. Koenig and seconded by Ms. Evans-Dean, the motion carried unanimously.

3. V-11-41

Dan Laraby
490 Hickok Avenue
Area Variance

To expand (maintain) a 34 foot wide by 7.5 foot deep parking area situated with the required front yard setback on property located within a Residential, Class A-1 zoning district.

The proposal was presented by the applicant, who explained the request and the need for the waivers.

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

After further discussion regarding the driveway location a motion to approve was made by Ms. Evans-Dean and seconded by Mr. Thomas, the motion carried unanimously.

4. V-11-44

Pamela and Thomas Parker
1111 Teall Avenue
Area Variance

To establish (maintain) a 16 foot wide parking area within the required front yard setback by waiving the maximum driveway width and the required front yard setback on property located within a Residential, Class AA zoning district.

The proposal was presented by the applicants, who explained the request and the need for the waivers.

Hoursan Underwood, of 1151 Teall Avenue and Stewart McGough, owner of 1107-1109 Teall Avenue spoke in favor of the proposal. A letter, from a neighbor, was submitted in opposition to the proposal.

After further discussion a motion to approve was made by Mr. Thomas and seconded by Ms. Evans-Dean, the motion carried unanimously.

5. V-11-46

Horsaun Underwood
1151 Teall Avenue
Area Variance

To establish (maintain) a 17 foot wide parking area within the required front yard setback by waiving the maximum driveway width and the required front yard setback on property located within a Residential, Class AA zoning district.

The proposal was presented by the applicant and his wife Samantha, who explained the request and the need for the waivers.

Pamela Parker of 1111 Teall Avenue spoke in favor of the proposal. No one spoke against the proposal.

After further discussion a motion to approve was made by Ms. Evans-Dean and seconded by Mr. Koenig, the motion carried unanimously.

6. V-11-47

Stewart M McGough and Frederick Barken
1107-1109 Teall Avenue
Area Variance

To establish (maintain) a 25 foot wide by parking area within the required front yard setback by waiving the maximum driveway width and the required front yard setback on property located within a Residential, Class AA zoning district.

The proposal was presented by the applicants, who explained the request and the need for the waivers.

Hoursan Underwood, of 1151 Teall Avenue and Pamela Parker of 1111 Teall Avenue spoke in favor of the proposal. A letter, from a neighbor, was submitted was submitted in opposition to the proposal.

After further discussion a motion to approve was made by Ms. Evans-Dean and seconded by Mr. Thomas, the motion carried unanimously.

7. V-11-48

Constantinos Voultsios
1621 Lemoyne Avenue
Use Variance

To establish a motor vehicle repair and used motor vehicle sales by waiving the uses permitted on property located within a Business, Class A zoning district.

The proposal was presented by the Ralph Dodge, the attorney for the applicant, and Constantinos Voultsios, the property owner, who explained the request and the need for the waivers.

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

After further discussion a motion to approve was made by Ms. Evans-Dean and seconded by Ms. DeFichy, the motion carried unanimously.

V. Old Business

1. V-11-40

Clare Woods
341 South Edwards Avenue
Area Variance

To Construct (maintain) an above ground pool with it appurtenances and deck, having less than five (5) feet of yard space on all sides, on property located within a Residential, Class A-1 zoning district.

Staff explained to the board that the proposal was held over from the September 15, 2011 meeting so that more information could be gathered regarding the issuance of the building permit for the pool. Staff noted that it was a mathematical error on the part of the Permit office.

A motion was made to hold the decision, due to the lack of a quorum, by Ms. DeFichy and seconded by Ms. Evans-Dean. The motion carried unanimously.

VI. Public Hearing Authorizations for THURSDAY October 27, 2011

1. V-11-49

Syracuse Housing Authority
107 Shonnard Street
Use Variance

To create a 17 space parking lot, to serve the three adjacent apartment buildings situated at 400-412 West Onondaga Street, on property located within a Residential, Class B zoning district.

2. V-11-50

Covenant Housing Corporation of Central New York
259 Fobes Avenue
Area Variance

To construct a covered mobility access ramp/porch within the required front yard setback on property located within a Residential, Class A-1 zoning district.

3. V-11-51

Lisa Stokes
127-127 ½ W. Pleasant Avenue
Area Variance

To construct a roof over front stairs and within the required front yard setback on property located within a Residential, Class A-1 zoning district

VII. Adjournment

A motion was made by Ms. DeFichy and seconded by Mr. Koenig to adjourn the meeting at 2:35 p.m. Motion carried unanimously.