

Minutes of the Meeting of the
Syracuse Board of Zoning Appeals
City Hall, Syracuse, New York
October 27, 2011

I. Summary of cases discussed herein:

V-11-45 V-11-49 V-11-50 V-11-51

II. Members Present

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

Staff Present

Heather Lamendola - Yes
Megan McLees - No
Melissa Sanfilippo - Yes

III. Meeting called to order at 1:05 p.m. by Ms. DeFichy (SK, CED, NP, MS)

A motion was made by Ms. Evans-Dean and seconded by Mr. Petragrani to adopt the minutes from the October 6, 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. (Held over from October 6, 2011)

Additional information was presented by Kimberly Zimmer the applicant's attorney and the applicant, Mona Metz who at the request of the Board supplied additional financial information.

Sidney Cominsky, of 120 Dorset Road, Syracuse, NY, spoke against the request, stating that the property had not been maintained over the years and that paving the rear of the property would cause drainage issues for his property.

Harry Lewis of 935 Lancaster Avenue also spoke against the proposal, stating that the street is very densely populated.

Kimberly Zimmer and Mona Metz each responded to comments.

After further discussion regarding the proposal, a motion was made to deny the application by Mr. Stanton, and seconded by Mr. Koenig. The motion carried 4 to 0.

2. 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.

The proposal was presented by Terry Horst, the Landscape Architect, of 306 Hawley Avenue, who explained the request and the need for the waivers. David Paccone, the representative from Syracuse Housing Authority also spoke regarding the proposal.

No one spoke in favor of or against the proposal.

After further discussion regarding the proposal, a motion was made to approve the application by Ms. Evans-Dean, and seconded by Mr. Stanton. The motion carried 4 to 0.

3. 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.

The proposal was presented by Kim Dupcak of Covenant Housing who explained the request and the need for the waivers.

No one spoke in favor of or against the proposal.

After further discussion regarding the proposal, a motion was made to approve the application by Mr. Petragani, and seconded by Ms. Evans-Dean. The motion carried 4 to 0.

4. 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

The proposal was presented by Darren Chavis, of Jabez Construction, who explained the request and the need for the waivers.

No one spoke in favor of or against the proposal.

After further discussion regarding the proposal, a motion was made to approve the application with conditions by Mr. Stanton, and seconded by Ms. Evans-Dean. The motion carried 4 to 0.

V. New Business

1. V-09-12 M1

Hotel Skyler, LLC
601-611 & 615 South Crouse Avenue
Use Variance Modification

A request to modify the original approval, for the construction of a roof over the rear patio area and a request for a time extension.

Melissa Sanfilippo, staff to the Board, explained the modification proposal to the board. Norm Swanson of 103 Hampshire Road, Syracuse, also spoke regarding the proposal.

After further discussion regarding the proposal, a motion was made to approve the application with conditions by Ms. Evans-Dean, and seconded by Mr. Stanton. The motion carried 4 to 0.

2. V-09-44

Dynamis Properties, Syracuse, NY South Side, LLC
337 West Lafayette Avenue
Use Variance – Time Extension Request

Melissa Sanfilippo, staff to the Board presented the request for the time extension to the Board.

After further discussion regarding the proposal, a motion was made to approve the application with conditions by Mr. Stanton, and seconded by Mr. Petragani. The motion carried 4 to 0.

VI. 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 and October 6, 2011 meeting because the members present were not able to vote. Staff noted that it was a mathematical error on the part of the Permit office.

A motion was made to hold the decision because the members present were not present at the time of the original meeting.

VI. Public Hearing Authorizations for THURSDAY November 17, 2011.

1. V-11-52

Marjorie, D. White
156 Milnor Avenue
Area Variance

To construct a 16 foot wide by 20 foot deep garage, by waiving the required rear and side yard setback on property located within a Residential, Class A-1 zoning district.

2. V-11-53

Gus Johnston
550-552, 556 & 558-560 Richmond Avenue
Use Variance

To expand (maintain) a legal non-conforming use of a bar/restaurant to include a dance school by waiving the uses permitted, required parking, maximum parking surface coverage, number of driveways, and driveway width on property within a Residential, Class A zoning district.

3. V-11-54

Dawn L. Bennett
242 Cleveland Avenue
Area Variance

To establish (maintain) a 8 foot deep and 21 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 A zoning district.

4. V-11-55

Crown Castle/Butler Properties LLC
536 State Fair Boulevard
Use Variance

To expand a legal non-conforming 100 foot lattice tower by installing three new antennas by waiving the uses permitted within the Lakefront T-5 zoning district.

VII. Adjournment

A motion was made by Mr. Koenig and seconded by Mr. Petragani to adjourn the meeting at 2:15 p.m. Motion carried unanimously.