

Minutes of the Meeting of the
Syracuse Board of Zoning Appeals
City Hall, Syracuse, New York
November 17, 2011

I. Summary of cases discussed herein:

V-11-52 V-11-53 V-11-54 V-11-55

II. Members Present

Staff Present

Linda DeFichy	- No	Heather Lamendola	- Yes
Stewart Koenig	- Yes	Meghan McLees-Craner	- Yes
Carolyn Evans-Dean	- Yes	Melissa Sanfilippo	- Yes
Nicholas Petragnani	- Yes		
Michael Stanton	- Yes		
Carl Thomas	- Yes		

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

A motion was made by Mr. Thomas and seconded by Ms. Evans-Dean to adopt the minutes from the October 27, 2011 meeting. Motion carried 5-0-1.

IV. Public Hearings

1. V-11-52

Marjorie D. White
156 Milnor Avenue
Use Variance

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

The proposal was presented by the applicant, Marjorie D. White, and Robert Crouse of 931 Old River Road, Marcy, NY, who explained the proposal 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. Thomas, and seconded by Mr. Petragnani. The motion carried unanimously.

2. V-11-53

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

To expand (maintain) a nonconforming 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 located within a Residential, Class A zoning district.

There was no one present to explain the proposal to the Board.

The Board discussed holding the case open to give the applicant an opportunity to present the proposal, a motion was made to hold open, the application by Mr. Petraghani, and seconded by Mr. Thomas. The motion carried unanimously.

3. V-11-54

Dawn L. Bennett
242 Cleveland Avenue
Area Variance

To maintain an eight (8) foot deep by 22 foot wide parking area by waiving the required front yard setback and maximum driveway width on property located within a Residential, Class A zoning district.

The proposal was presented by the applicant 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 deny the application by Mr. Stanton, there was no second, a second motion, to approve the application, was made by Mr. Petraghani and seconded by Mr. Thomas. The motion carried 4 to 1.

4. V-11-55

AT&T Mobility (applicant)
Butler Properties LLC. (Owner)
536 State Fair Boulevard
Use Variance

To expand a non-conforming 100 foot lattice tower by installing three new antennas by waiving the uses permitted on property located within a Lakefront, T5 zoning district

The proposal was presented by Tim Richmond of 116 Garfield Avenue, the representative of AT&T Mobility, 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 Ms. Evans-Dean, and seconded by Mr. Petraghani. The motion carried unanimously.

V. New Business

1. V-10-26 M1

Tihic Construction LLC (owner)
Maung Khine (applicant)
826 North Townsend Street
Use Variance Modification

A request to modify the original floor plan approval, on property located within a Residential, Class B-1 zoning district.

Melissa Sanfilippo, staff to the Board, explained the modification proposal to the board.

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 unanimously.

2. V-05-30

Patrick J. Chiles, MD
3906 East Genesee Street
Use Variance Modification

Melissa Sanfilippo, staff to the Board explained the proposal and discussed with the Board if there was a need for a public hearing.

After further discussion regarding the proposal, a motion was made to schedule the modification for a public hearing by Mr. Thomas, and seconded by Mr. Petragani. The motion carried unanimously.

3. 2012 Meeting Schedule

After some discussion regarding Jewish holidays, a motion was made to hold the proposed dates until staff could verify that the proposed 2012 meeting dates were not in conflict with the Jewish holidays by Mr. Koenig and seconded by Ms. Evans-Dean. The motion carried unanimously

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 & 27,

2011 meetings 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 approve the proposal with conditions by Mr. Stanton and seconded by Mr. Petragnani. The motion carried unanimously.

VI. Public Hearing Authorizations for THURSDAY December 8, 2011.

1. 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.

2. V-11-56

Stephen Skinner
2316 James Street
Use Variance

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

3. V-11-57

Cynthia and Tom Tarbell
259 Fellows Avenue
Area Variance

To expand establish (maintain) a parking by waiving the required front yard setback and maximum driveway width on property within a Residential, Class A zoning district.

4. V-11-58

Anton Ninno
1546 Westmoreland Avenue
Area Variance

To expand and existing driveway by waiving the required front yard setback and maximum driveway width on property within a Residential, Class A-1 zoning district.

5. V-11-59

Steven and Eleanor Pearlman
429 Buckingham Avenue
Area Variance

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

VII. Adjournment

A motion was made by Mr. Petragani and seconded by Ms. Evans-Dean to adjourn the meeting at 1:50 p.m. Motion carried unanimously.