Minutes of the Meeting of the
Syracuse Board of Zoning Appeals
City Hall, Syracuse, New York
April 27, 2017

1) Summary of cases discussed herein:

2) Members Present                      Staff Present

<table>
<thead>
<tr>
<th>Name</th>
<th>Present</th>
<th>Name</th>
<th>Present</th>
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<tbody>
<tr>
<td>Stewart Koenig</td>
<td>Yes</td>
<td>Heather Lamendola</td>
<td>Yes</td>
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<tr>
<td>Carolyn Evans-Dean</td>
<td>Yes</td>
<td>Meghan McLees Craner</td>
<td>Yes</td>
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<tr>
<td>Nicholas Petragnani</td>
<td>No</td>
<td>Melissa Sanfilippo</td>
<td>No</td>
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<tr>
<td>Michael Stanton</td>
<td>Yes</td>
<td>Kathryn Ryan</td>
<td>Yes</td>
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<td>Michael Cheslik</td>
<td>Yes</td>
<td>Rachel May</td>
<td>Yes</td>
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3) Meeting called to order at 1:00 p.m. by Mr. Koenig (SK, CED, RM, MC, MS, NP)

   A motion was made to approve by Ms. Evans-Dean and seconded by Mr. Cheslik to adopt the minutes with modification from the April 6, 2017 meeting. Motion carried unanimously.

   A motion was made to approve by Mr. Cheslik and seconded by Ms. Evans-Dean to adopt the resolutions from the April 6, 2017 meeting. Motion carried unanimously.

4) Public Hearings

   1) V-17-19
      Use Variance-Uses Permitted
      110 Schuler Street
      To Establish (Maintain) a Two-Family Dwelling
      Mohlab Faisal (owner/applicant)
      Residential, Class A-1

      To establish (maintain) a two-family dwelling by waiving the uses permitted.

      Mahlab Faisal, the property owner, presented the proposal and explained the reason for the requested waivers.

      No one spoke in favor or against the proposal.

      After further discussion regarding concerns with the front parking area, a motion to Approve with Conditions that the parking surface area within the required front yard be removed was made by Mr. Stanton and seconded by Ms. Evans-Dean. The motion passed unanimously.

   2) V-17-20
      Area Variance-Location of Dwelling Units
      462-474 South Salina Street
      Establish Two Dwelling units on the First Floor
      Empire Syracuse, LLC. (owner/applicant)
      Central Business District - Retail
The proposal consists of establishing two dwelling units on the first floor, by waiving the location of dwelling units.

Dave Schlosser of Schopfer Architects presented the proposal and explained the reasons for the request.

No one spoke in favor of or against the proposal.

After further discussion, a motion to Approve was made by Mr. Stanton and seconded by Mr. Cheslik. The motion passed 5-0-1, with Mr. Petragnani abstaining.

3) **V-09-09 M1**

   **Use Variance Modification – Maximum Parking Surface & Required Front Yard**
   741-743 Teall Avenue
   Establish an Accessory Parking Lot
   Jan F. Nastri (owner/applicant)
   Residential, Class A

   To establish an accessory parking lot by waiving the maximum parking surface coverage and required front yard.

   Jan Nastri, the property owner, presented the proposal and explained the reasons for the request.

   Joe Smith, of 318 Robinson Street, spoke in favor of the proposal.

   Dan Aquilino, of 815 Teall Avenue, spoke against the proposal.

   After further discussion, a motion to Approve was made by Mr. Petragnani and seconded by Mr. Stanton. The motion passed unanimously.

4) **V-17-22**

   **Area Variance-Required Front Yard**
   701 Otisco Street
   Construct a Single-Family Dwelling
   Home Headquarters (owner/applicant)
   Business, Class A

   To construct a new single-family dwelling by waiving the required front yard.

   Anthony Catsimatides, Architect for the project, presented the proposal and explained the reasons for the request. Kerry Quaglia, of Home Headquarters also spoke regarding the proposal.

   No one spoke in favor or against the proposal.

   After further discussion, a motion to Approve was made by Ms. May and seconded by Mr. Cheslik. The motion passed unanimously.
5) **V-17-23**  
**Area Variance-Required Front Yard**  
705 Otisco Street  
Construct a Single-Family Dwelling  
Home Headquarters (owner/applicant)  
Residential, Class AA

To construct a new single-family dwelling by waiving the required front yard.

Anthony Catsimatides, Architect for the project, presented the proposal and explained the reasons for the request.

No one spoke in favor or against the proposal.

After further discussion, a motion to Approve was made by Ms. May and seconded by Mr. Cheslik. The motion passed unanimously.

V. New Business

1) **V-16-01 M1**  
**Area Variance Modification – Floor Plan Modification**  
910-912 Park Street  
Floor Plan Modification  
J-C Consultants LLC (owner/applicant)  
Business, Class A

A request to modify the existing floor plans to establish two retail spaces, an office, and building storage on the first floor.

Heather Lamendola explained the proposal to the Board.

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

VI. Authorizations

1) **V-17-24**  
**Area Variance – Maximum Driveway Width and Required Front Yard**  
1119 Turtle Street  
Maintain an 18 foot wide driveway  
Louis & Margaret Tarby (owner/applicant)  
Residential, Class A-1

2) **V-17-26**  
**Area Variance – Maximum Driveway Width and Required Front Yard**  
601 Salisbury Park Drive  
Maintain an 18 foot wide driveway  
Brian E. Tibbens (owner/applicant)  
Residential, Class A-1
VII. Adjournments

A motion was made by Mr. Petragnani and seconded by Ms. Evans-Dean to adjourn the meeting at 2:15 p.m. Motion carried unanimously.