Minutes of the Meeting of the
Syracuse Board of Zoning Appeals
City Hall, Syracuse, New York
July 20, 2017

1) Summary of cases discussed herein:
   V-17-35   V-16-02 M1

2) Members Present                Staff Present
   Stewart Koenig -Yes               Heather Lamendola -Yes
   Carolyn Evans-Dean -Yes           Meghan McLees Craner -Yes
   Nicholas Petragnani - No          Melissa Sanfilippo - No
   Michael Stanton - Yes             
   Michael Cheslik - Yes
   Rachel May - Yes

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

   A motion was made to approve by Ms. Evans-Dean and seconded by Ms. May to adopt
   the minutes from the June 29, 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 June 29, 2017 meeting. Motion carried unanimously.

4) Public Hearings

   1) V-17-35
      Use Variance – Uses Permitted
      310 Kellogg Street
      Establish (maintain) a Four-Family Dwelling
      Ivan Lucak (owner/applicant)
      Residential, Class AA

      Ivan Lucak, 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 the proposal, a motion to Approve was made by Ms. Evans-Dean and seconded by Mr. Koenig. The motion failed 2-3.

   2) V-16-02 M2
      Use Variance Modification
      530 South Clinton Street
      Use Variance Modification to Establish Additional Uses
      JC Landfund, LLC (owner/applicant)
      Central Business District, General Service A
Modification to establish assembly/event space and allow for the retail sales of food at a previously approved dog daycare facility.

Tim Frateschi, attorney for the property owner, presented the proposal and explained the reasons for the request. John Goot, 236 Coleridge Ave, 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 carried unanimously.

V. New Business

1) V-16-21 M1
   Area Variance Modification
   1200-1224 East Genesee Street
   Site Plan Modification
   Studious Apartments, LLC (owner)
   University Student Living (applicant/lessee)
   Office, Class B/Residential, Class B

   A request to modify the existing site plan to construct three 10 foot high retaining wall and install a cooling tower.

   Kevin McAuliffe, attorney for the property owner, explained the modifications to the Board.

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

VI. Authorizations

1) V-17-34
   Use Variance – Uses Permitted
   5300-5304 South Salina Street
   Establish a Spay/Neuter Clinic
   CPTG Properties, LLC (owner)
   Animal Alliance of Greater Syracuse, Inc. (applicant)
   Residential, Class A-1

2) V-17-36
   Area Variance – Required Front Yard & Maximum Driveway Width
   400 Cadillac Street
   Establish a 22 Foot Wide Driveway
   Molly Lizzio (owner/applicant)
   Residential, Class AA

3) V-16-22 M1
   Area Variance Modification – Required Front Yard
1228 East Genesee Street  
Site Plan Modification  
Studious Apartments, LLC (owner)  
University Student Housing (applicant/lessee)  
Residential, Class B  

A motion to approve the authorizations for the August 10, 2017 meeting was made by Ms. Evans-Dean and seconded by Ms. May. The motion carried unanimously.

VII. Adjournments

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