Minutes of the Meeting of the
Syracuse Board of Zoning Appeals
City Hall, Syracuse, New York
August 10, 2017

1) Summary of cases discussed herein:
V-17-34  V-17-36  V-16-22 M1

2) Members Present
   Stewart Koenig  -Yes  Carolyn Evans-Dean  -Yes
   Carolyn Evans-Dean  -Yes  Nicholas Petragnani  - No
   Michael Stanton  -Yes  Michael Cheslik  -Yes
   Rachel May  - No

   Staff Present
   Heather Lamendola  -Yes  Meghan McLees Craner  - No
   Melissa Sanfilippo  -Yes  Kathryn Ryan  -Yes

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

   A motion was made to approve as amended by Mr. Stanton and seconded by Mr. Cheslik
to adopt the minutes from the July 20, 2017 meeting. Motion carried unanimously.

   A motion was made to approve by Ms. Evans-Dean and seconded by Mr. Cheslik to
adopt the resolutions from the July 20, 2017 meeting. Motion carried unanimously.

4) Public Hearings

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

   A Use Variance request to establish a Spay/Neuter Clinic by waiving the uses permitted
in a Residential, Class A-1 zoning district.

   Peter Bedera, of 217 Montgomery Street, Attorney for the applicant, presented the
proposal and explained the reason for the requested waivers. Morad Abelities, the
property owner and Donna Chambers of 1641 Merrit Drive, Baldwinsville, also spoke
regarding the proposal.

   Joseph Tupper of Red Spruce Landing in Manlius and Bob Dougherty of 120 Edmond
Road spoke in favor of the proposal.

   Barb Manipole of 5306-08 South Salina Street spoke against the proposal.

   A letter was also submitted from Patricia E. Kearns-Stiles of 5312 South Salina Street
with questions and concerns regarding the proposal.

   Peter Bedera and Morad Abelities responded to the concerns raised by the public at the
hearing.
After further discussion regarding the proposal, a motion to Approve with conditions that the parking area be properly screened was made by Mr. Stanton and seconded by Mr. Cheslik. The motion carried unanimously.

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

An Area Variance request to expand a driveway to 22 feet wide by waiving the required front yard and maximum driveway width.

Molly Lizzio, the property owner, spoke regarding the proposal and the need for the requested waivers.

No one spoke in favor or against the proposal.

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

3)  
**V-16-22 M1**

Area Variance Modification – Required Front Yard

1228 East Genesee Street
Site Plan Modification
Studios Apartments, LLC (owner)
University Student Living (applicant/lessee)
Residential, Class B

An Area Variance Modification request to modify the site plan to install a transformer and blast walls by waiving the required front yard on property within a Residential, Class B zoning district.

Kevin McAuliffe, attorney for the applicant, spoke regarding the request for a modification.

No one spoke in favor or against the proposal.

Mr. Stanton and Mr. Cheslik disclosed that they were employed by National Grid.

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

1) V-17-37  
   Area Variance – Driveway Width and Required Front Yard  
   327 Rosemont Drive  
   Expand (maintain) a 20 foot wide driveway  
   Virgil Hutchinson Jr. (owner/applicant)  
   Residential, Class A-1

   A motion to approve the authorizations for the August 31, 2017 meeting was made by Ms. Evans-Dean and seconded by Mr. Cheslik. The motion carried unanimously.

VI. Adjournments

   A motion was made by Ms. Evans-Dean and seconded by Mr. Cheslik to adjourn the meeting at 1:55 p.m. Motion carried unanimously.