

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

Staff Present

Stewart Koenig	-Yes	Heather Lamendola	-Yes
Carolyn Evans-Dean	-Yes	Meghan McLees Craner	- No
Nicholas Petragrani	- No	Melissa Sanfilippo	-Yes
Michael Stanton	-Yes	Kathryn Ryan	-Yes
Michael Cheslik	-Yes		
Rachel May	- No		

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.