Minutes of the Meeting of the  
Syracuse Board of Zoning Appeals  
City Hall, Syracuse, New York  
October 12, 2017

1) Summary of cases discussed herein:  
V-17-39   V-17-40   V-17-41   I-17-42

2) Members Present  
Stewart Koenig - 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 1:01 p.m. by Mr. Koenig (SK, CED, MC, MS)  

A motion was made to approve by Mr. Cheslik and seconded by Ms. Evans-Dean to adopt the minutes from the September 19, 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 September 19, 2017 meeting. Motion carried unanimously.

4) Public Hearings

1) V-17-39  
Area Variance – Maximum Driveway Width and Required Front Yard  
108 Austin Avenue  
Establish (Maintain) a 19 Foot Wide Driveway  
Edward J. Jr. and Aurelie L. Pfohl (owner/applicant)  
Residential, Class A-1

An Area Variance request to establish (maintain) a 19 foot wide driveway in a Residential, Class A-1 zoning district.

Edward J. Pfohl Jr, the property owner, presented the proposal and explained the reason for the requested waivers.

No one spoke in favor or against the proposal.

A motion to Deny was made by Mr. Stanton and seconded by Mr. Koenig. After further discussion the motion was withdrawn.

After further discussion, a motion to approve with the condition that the driveway be reduced to a maximum width of 15 feet, was made by Mr. Stanton and seconded by Ms. Evans-Dean. The motion carried unanimously.
2) **V-17-40**  
**Area Variance – Structural Coverage**  
108 Herbst Avenue  
Construct (Maintain) a Rear Addition, Deck, Pool, and Garage  
Martin and Crystal Jasniewski (owner/applicant)  
Residential, Class A-1  

An Area Variance request to construct a rear addition by waiving the maximum structural coverage allowed, on property within a Residential, Class A-1 zoning district.

Martin and Crystal Jasniewski, the property owners, presented the proposal and explained the reason for the requested waivers.

No one spoke in favor of or against the proposal.

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

3) **V-17-41**  
**Area Variance – Required Parking**  
535 North Geddes Street  
Convert a Commercial Space into Two Dwelling Units  
Wasyl and Danuta Ilczyszyn (owner/applicant)  
Commercial, Class A  

An Area Variance request to convert a commercial space, within a mixed use building, into two dwelling units by waiving the required parking on property within a Commercial, Class A zoning district.

Danuta Ilczyszyn, the property owner, presented the proposal, gave a history of the property, and explained the waivers being requested.

No one spoke in favor or against the proposal.

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

4) **I-17-42**  
**Interpretation – School**  
215 Bassett Street  
PEACE Inc. (petitioner)  
Residential, Class A-1  

Rebeccah Heberle, of Peace Incorporated, spoke regarding the request and the history of the property.

No one spoke in favor or against the proposal.
After further discussion, a motion concluding that the use of the property functioning as a school was made by Mr. Stanton, and seconded by Mr. Cheslik. The motion carried unanimously.

V. New Business

1) **V-17-07 M1**  
   **Use Variance Modification**  
   124-140 Swansea Drive  
   Site Plan Modification  
   Property Management Services, LLC. (owner/applicant)

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

   After further discussion, a motion to approve the proposal was made by Mr. Stanton and seconded by Mr. Cheslik. The motion carried unanimously.

VI. Authorizations for Thursday November 2, 2017

1) **V-17-43**  
   **Area Variance – Required Density, Maximum Driveway Width, Required Front Yard**  
   403 Park Street  
   Establish a Two-Family Dwelling  
   Michael F. Powell (owner/applicant)  
   Residential, Class A

2) **V-17-44**  
   **Use Variance – Uses Permitted**  
   310 Apple Street  
   Establish (Maintain) Five Dwelling Units  
   Greater Syracuse Property Development Corporation (owner/applicant)  
   DeRoma LLC. (contract purchaser)  
   Residential, Class A

3) **V-17-45**  
   **Area Variance – Side and Rear Yard**  
   1027-1029 East Genesee Street  
   Construct an Apartment Building with Retail Uses on the First Floor  
   1027 E. Genesee St. LLC (owner/applicant)  
   Business, Class A

   A motion to approve the authorizations for the November 2, 2017 meeting was made by Ms. Evans-Dean and seconded by Mr. Cheslik. The motion carried unanimously.

VII. Adjournments

A motion was made by Ms. Evans-Dean and seconded by Mr. Cheslik to adjourn the meeting at 2:03 p.m. Motion carried unanimously.