Minutes of the Meeting of the  
Syracuse Board of Zoning Appeals  
City Hall, Syracuse, New York  
November 22, 2017

1) Summary of cases discussed herein:

<table>
<thead>
<tr>
<th>Case No.</th>
<th>Description</th>
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<tbody>
<tr>
<td>V-17-46</td>
<td>V-17-48</td>
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2) Members Present     Staff Present

<table>
<thead>
<tr>
<th>Name</th>
<th>Present/Yes</th>
<th>Name</th>
<th>Present/Yes</th>
</tr>
</thead>
<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>Melissa Sanfilippo</td>
<td>Yes</td>
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<tr>
<td>Nicholas Petragnani</td>
<td>Yes</td>
<td>Kathryn Ryan</td>
<td>Yes</td>
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<tr>
<td>Michael Stanton</td>
<td>Yes</td>
<td>Meghan McLees Craner</td>
<td>No</td>
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<tr>
<td>Michael Cheslik</td>
<td>Yes</td>
<td>Rachel May</td>
<td>Yes</td>
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</table>

3) Meeting called to order at 1:03 p.m. by Mr. Koenig  
(SK, CED, MC, MS, RM, NP)

A motion was made to approve by Ms. Evans-Dean Mr. and seconded by Mr. Cheslik to adopt the minutes from the November 2, 2017 meeting. Motion carried unanimously.

A motion was made to approve by Ms. May and seconded by Mr. Cheslik to adopt the resolutions from the November 2, 2017 meeting. Motion carried unanimously.

4) Public Hearings

1) **V-17-46**  
**Area Variance – Required Front Yard and Maximum Parking Surface Coverage**  
409-411 Grand Avenue  
Establish an Accessory Parking Area  
Church of Christ (owner/applicant)  
Residential, Class A

An Area Variance request to establish an accessory parking area by waiving the required front yard and maximum parking surface coverage.

Andy Leja, attorney from Barkley Damon, LLP, presented the proposal and explained the reason for the requested waivers.

Reverend Michael Felder of 114 Lincoln Avenue, Syracuse, also spoke regarding the proposal.

No one spoke in favor of the proposal.

Rich Puchalski, Executive Director of Syracuse United Neighbors, spoke against the proposal regarding drainage, controlled access, pedestrian safety, and alternatives were discussed.

A motion to hold the hearing open was made by Ms. Evans-Dean and seconded by Mr. Cheslik. The motion carried unanimously.
1) **V-17-48**  
**Use Variance – Uses Permitted**  
1018-1022 Wolf Street  
Establish a Building with Eight Dwelling Units and one Retail Space  
Alexander Clark (owner/applicant)  
Residential, Class B

A Use Variance request to maintain eight dwelling units and establish a retail space, by waiving the uses permitted in a Residential, Class B zoning district.

Kennedy Davis, the property manager, of 342 Elm Street, presented the proposal, gave a history of the property, and explained the waivers being requested.

No one spoke in favor of the request.

Elke Johanns of 417 Seventh North Street spoke against the proposal.

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

V. New Business

1) **V-12-48 M2**  
**Use Variance Modification**  
124-126 Dell Street  
Floor Plan Modification  
American Beech LLC (owner/applicant)  
Residential, Class AA

A request to modify the previously approved floor plans.

Michael LeRoy, the tenant for the property, of 216 Palace Court, North Syracuse, spoke regarding the proposed use and floor plan changes.

After further discussion, a motion to hold the proposal for a legal clarification of this revision was made by Ms. Evans-Dean and seconded by Mr. Petragnani. The motion carried unanimously.

2) **V-17-03 M1**  
**Area Variance Modification**  
207 Ontario Street  
Site Plan Modification  
Home Headquarters Inc. (owner/applicant)  
Business, Class A and Residential, Class B

Anthony Catsamiatides, Architect for the project, explained and proposal and the reasons for the site plan changes.
After further discussion, a motion to approve was made by Mr. Petragnani and seconded by Mr. Stanton. The motion carried unanimously.

VI. Discussion

1) 2018 Board of Zoning Appeals Meeting Schedule

Melissa Sanfilippo, staff to the Board, presented the proposed 2018 Meeting Schedule to the Board.

A motion to approve the schedule was made by Mr. Petragnani, and seconded by Mr. Cheslik. The motion carried unanimously.

VII. Authorizations for Thursday November 22, 2017

1) V-17-46
   Area Variance – Required Front Yard and Maximum Parking Surface Coverage
   409-411 Grand Avenue
   Establish an Accessory Parking Area
   Church of Christ (owner/applicant)
   Residential, Class A

2) V-17-47
   Area Variance – Required Side Yard
   1425 Lodi Street
   Convert a Garage into a Dwelling Unit
   Dat Huynh (owner/applicant)
   Business, Class A

3) V-17-49
   Area Variance – Required Parking
   200-206 South Geddes Street
   Establish Sleeping Rooms
   Rick Destito (owner/applicant)
   Industrial, Class A

4) V-17-50
   Area Variance – Number of Driveways, Driveway Width, and Required Front Yard
   202 Lockwood Road
   Establish (maintain) Two Driveways
   Donald R. and Linda A Godard (owner/applicant)
   Residential, Class A-1

5) V-17-01 M1
   Area Variance Modification – Required Parking
   622 Otisco Street
   Site Plan Modification
   Home Headquarters Inc. (owner/applicant)
   Residential, Class AA
6) **V-17-02 M2**  
*Area Variance Modification – Required Rear Yard*  
622 Otisco Street  
Site Plan Modification  
Home Headquarters Inc. (owner/applicant)  
Residential, Class B

7) **V-12-48 M2**  
*Use Variance Modification*  
124-126 Dell Street  
Floor Plan Modification  
American Beech LLC (owner/applicant)  
Residential, Class AA

VIII. Adjournments

A motion was made by Ms. Evans-Dean and seconded by Mr. Petrangnin to adjourn the meeting at 1:54 p.m. Motion carried unanimously.