

Minutes of the Meeting of the
Syracuse Board of Zoning Appeals
City Hall, Syracuse, New York
December 8, 2011

I. Summary of cases discussed herein:

V-11-53	V-11-56	V-11-57	V-11-58
V-11-59			

II. Members Present

Linda DeFichy	- No
Stewart Koenig	- Yes
Carolyn Evans-Dean	- Yes
Nicholas Petragani	- Yes
Michael Stanton	- Yes
Carl Thomas	- Yes

Staff Present

Heather Lamendola	- No
Meghan McLees-Craner	- Yes
Melissa Sanfilippo	- Yes

III. Meeting called to order at 1:05 p.m. by Mr. Koenig (SK, CED, NP, MS, CT)

A motion was made by Mr. Thomas and seconded by Ms. Evans-Dean to adopt the minutes from the November 17, 2011 meeting. Motion carried 5-0-1.

IV. Public Hearings

1. V-11-53

Gus Johnston
550-552, 556& 558-560 Richmond Avenue
Use Variance

To expand (maintain) a nonconforming bar/restaurant to include a dance school by waiving the uses permitted, required parking, maximum parking surface coverage, number of driveways, and driveway width, on property located within a Residential, Class A zoning district.

The proposal was presented by Allen Johnston of 4108 Griffin Road, Syracuse, son of the owner, who explained the proposal and the need for waivers. Also present were the owner, Gus Johnston, and Abbey Fallon, who is employed by the Johnstons,

There was no one who spoke in favor of or against the proposal.

After further discussion regarding the proposal, a motion was made to approve the application with conditions by Mr. Stanton, and seconded by Mr. Thomas. The motion carried unanimously.

2. V-11-56

Stephen Skinner
2316 James Street
Use Variance

To establish a three-family dwelling by waiving the uses permitted and required, maximum parking surface coverage, and required screening on property located within a Residential, Class A zoning district.

The proposal was presented by the applicant who explained the request and the need for the waivers.

No one spoke in favor of or against the proposal.

After further discussion regarding the proposal and the need for further financial information, a motion was made to hold open the application by Mr. Stanton and seconded by Mr. Petragnani. The motion carried unanimously.

3. V-11-57

Cynthia and Tom Tarbell
259 Fellows Avenue
Area Variance

To expand establish (maintain) a parking area by waiving the required front yard setback and maximum driveway width on property within a Residential, Class A zoning district.

The proposal was presented by Marion Miller, the Arise representative who explained the request and the need for the waivers.

No one spoke in favor of or against the proposal.

After further discussion regarding the proposal, a motion was made to approve the application by Ms. Evans-Dean, and seconded by Mr. Petragnani. The motion carried 4 to 1.

4. V-11-58

Anton Ninno
1546 Westmoreland Avenue
Area Variance

To expand and existing driveway by waiving the required front yard setback and maximum driveway width on property within a Residential, Class A-1 zoning district.

The proposal was presented by the applicant who explained the request and the need for the waivers.

No one spoke in favor of or against the proposal.

After further discussion regarding the proposal, a motion was made to deny the proposal by Mr. Evans-Dean, and seconded by Mr. Stanton, stating that there were alternative parking solutions. The motion carried unanimously.

5. V-11-59

Steven and Eleanor Pearlman
429 Buckingham Avenue
Area Variance

To construct a roof over stairs by waiving the required front yard setback on property within a Residential, Class A-1 zoning district.

The proposal was presented by Steven Pearlman of 200 Rattcliffe Road, Dewitt, who explained the request and the need for the waivers.

No one spoke in favor of or against the proposal.

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

V. New Business

1. V-09-46 M1

Maryanne Carter
99 MacDougal Place
Use Variance Modification & Time Extension

A request for a time extension and to modify the original floor plan approval, on property located within a Residential, Class A-1 zoning district.

Melissa Sanfilippo, staff to the Board, explained the modification proposal to the board. William Pitcher, architect, and Maryanne Carter, the applicant, also answered questions regarding the proposal.

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

The proposal was presented by the applicant who explained the request and the

VI. Old Business

1. 2012 Meeting schedule

Staff explained to the board that the proposal was held over from the November 17, 2011 meeting so that holidays could be verified.

A motion was made to approve the proposal with conditions by Ms. Evans-Dean and seconded by Mr. Petragani. The motion carried unanimously.

VII. Public Hearing Authorizations for THURSDAY January 12, 2012.

1. V-11-60

Edward & Nuhaila Wazan
1007 Lancaster Avenue
Use Variance

To expand (maintain) a non-conforming use of a grocery store to include a take-out food restaurant by waiving the uses permitted, on property within a Residential, Class-A zoning district.

2. V-05-30 M1

Patrick J. Chiles MD
3906 East Genesee Street
Use Variance Modification

To modify the previously approved site plan by waiving the required screening on property within a Residential, Class A-1 zoning district.

3. V-11-61

Jan Nastri
200 Erickson Street
Area Variance

To create (maintain) a parking lot by waiving the required front yard setback, driveway width, and maximum parking surface coverage permitted on property within a Residential, Class A-1 zoning district.

4. V-11-61

Jan Nastri
203 Luddington Street
Area Variance

To create (maintain) a parking lot by waiving the required front yard setback, driveway width, and maximum parking surface coverage permitted on property within a Residential, Class A-1 zoning district.

VII. Adjournment

A motion was made by Ms. Evans-Dean and seconded by Mr. Thomas to adjourn the meeting at 2:05 p.m. Motion carried unanimously.