

Minutes of the Meeting of the
Syracuse Board of Zoning Appeals
City Hall, Syracuse, New York
January 12, 2012

I. Summary of cases discussed herein:

V-05-30 M1	V-11-56	V-11-60	V-11-61
V-11-62	V-11-64		

II. Members Present

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

Staff Present

Heather Lamendola	- Yes
Meghan McLees-Craner	- Yes
Melissa Sanfilippo	- Yes

III. Meeting called to order at 1:07 p.m. by Mr. Koenig (SK, CED, NP, CT)

A motion was made by Mr. Petragrani and seconded by Ms. Evans-Dean to adopt the minutes from the December 8, 2011 meeting. Motion carried 4-0-2.

IV. Public Hearings

1. V-05-30 M1

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

To modify the site plan to eliminate the plantings along the east property line by waving the required screening.

The proposal was presented by Joelle Hoffman of 3906 East Genesee Street, Syracuse, the office manager, who explained the proposal and the need for waivers.

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

Laura Levine of 303 Dewitt Road, Syracuse, spoke against the proposal, stating that her concern was specifically with the lack of privacy because the screening was not installed according to the original variance approval.

After further discussion regarding the proposal, a motion was made to hold the application open so that the applicant can consult with the city county arborist for alternate planting solutions by Ms. Evans-Dean, 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.

Melissa Sanfilippo, staff to the board explained that the application was held over from the December 8, 2011 meeting so that the applicant could submit additional financial information to support the financial hardship. Melissa also explained a letter was received from the applicant stating they were no longer seeking the use variance because there was no financial hardship at this time.

3. V-11-60

Edward & Nuhaila Wazan
1007 Lancaster Avenue
Use Variance

To expand a non-conforming grocery store to include a restaurant with take-out service within a Residential, Class A zoning district.

The proposal was presented by Ron Pelligra, the attorney for the applicant who explained the request and the need for the waivers. The applicant, Abdo Dabwan of 204 Kensington Road also answered questions about the proposal.

No one spoke in favor of the proposal.

Harry Lewis of 935 Lancaster Avenue spoke against the proposal, stating that Lancaster Avenue is one of the most densely populated streets in the area

After further discussion regarding the proposal, a motion was made to hold open the application by Ms. Evans-Dean, and seconded by Mr. Thomas so that the applicant could submit financial proof of hardship. The motion carried unanimously.

4. V-11-61

Jan Nastri
200 Erickson Street
Area Variance

To create an accessory parking area for existing apartments situated within a Residential, Class A-1 zoning district.

The proposal was presented by Robert Abbott of 2501 James Street, Architect for the applicant, who explained the request and the need for the waivers.

Nader Maroun, District Councilor, of 1702 Euclid Avenue spoke in favor of the proposal, stating that the applicant has made many improvements not only to the subject property but in the Eastwood area.

No one spoke against the proposal.

After further discussion regarding the proposal, a motion was made to approve the proposal by Mr. Evans-Dean, and seconded by Mr. Thompson. The motion carried unanimously.

5. Jan Nastri
203 Luddington Street
Area Variance

To create an accessory parking area for existing apartments situated within a Residential, Class A-1 zoning district.

The proposal was presented by Robert Abbott of 2501 James Street, Architect for the applicant, who explained the request and the need for the waivers.

Nader Maroun, District Councilor, of 1702 Euclid Avenue spoke in favor of the proposal, stating that the applicant has made many improvements not only to the subject property but in the Eastwood area.

No one spoke against the proposal.

After further discussion regarding the proposal, a motion was made to approve the proposal by Mr. Evans-Dean, and seconded by Mr. Thompson. The motion carried unanimously.

VII. Public Hearing Authorizations for THURSDAY February 2, 2012.

1. V-84-61 M1
Use Variance
303 ½ Tompkins Street
To establish outside entertainment
Peter J. Coleman
Business, Class A/Residential, Class A

2. V-11-65
Area Variance
509 Columbus Avenue
Create a two-family dwelling
Level Ground, LLC
Residential, Class A

VII. Adjournment

A motion was made by Mr. Petraghani and seconded by Ms. Evans-Dean to adjourn the meeting at 1:59 p.m. Motion carried unanimously.