## Minutes of the Meeting of the Syracuse Board of Zoning Appeals City Hall, Syracuse, New York December 6, 2018

I. Summary of cases discussed herein:

V-18-33 V-18-36 V-18-37

II. Members Present

Staff Present

Stewart Koenig Carolyn Evans-Dean Nicholas Petragnani Michael Stanton Michael Cheslik Rachel May	-Yes - No - No -Yes -Yes -Yes	Heather Lamendola Melissa Sanfilippo Kathryn Ryan	-Yes -Yes -Yes
Rachel May Kristy Brightman-Frame	-Yes -Yes		

III. Meeting called to order at 1:06 p.m. by Mr. Koenig (SK, MC, MS, KF, RM)

A motion was made to approve by Mr. Cheslik and seconded by Ms. May to adopt the minutes, with a modification, from the November 15, 2018 meeting. Motion carried unanimously.

A motion was made to approve by Mr. Cheslik and seconded by Ms. May to adopt the resolutions from the November 15, 2018 meeting. Motion carried unanimously.

- IV. Public Hearings
  - 1) V-18-33

Use Variance – Uses Permitted (continuation from 11/15/18) 1207 Park Street Establish a Retail Use Dumar Koundoul (owner/applicant) Residential, Class A

A Use Variance request to establish a retail use by waiving the uses permitted on property located within a Residential, Class A zoning district.

No one was present to speak regarding the proposal.

A motion to Deny without prejudice was made by Mr. Stanton and seconded by Ms. May. The motion carried unanimously.

The applicant appeared at 1:45.

A Motion was made to re-open the hearing by Mr. Stanton and seconded by Mr. Cheslik. The motion carried unanimously.

The applicant explained the proposal and the reason for the requested waivers.

The Board asked the applicant for more information, relative to the standards of proof criteria, for a Use Variance.

A Motion was made to rescind the denial and move the Hearing to the January 24, 2019 Board of Zoning Appeals meeting, in order to afford the applicant time to submit additional information, by Mr. Stanton and seconded by Ms. May. The motion carried unanimously.

## 2) <u>V-18-36</u>

Use Variance – Expand a Non-Conforming Use 566-568 Clarendon Street Expand a Non-Conforming Use Clarendon Property Holdings (owner/applicant) Residential, Class A

A Use Variance request to expand a non-conforming use by expanding parking surface coverage, on property within a Residential, Class A zoning district.

Anthony Luttinger, nephew of the property owner, presented the proposal and explained the reason for the requested waivers.

No one spoke in favor or against the proposal.

The Board requested the applicant work with Staff to minimize the impact of the request.

After some discussion a motion to hold the hearing open was made by Mr. Stanton and seconded by Ms. May. The motion carried 4 to 1, with Ms. Frame abstaining.

## 3) <u>V-18-37</u>

Use Variance – Uses Permitted 401-403 Ellis Street Establish (maintain) a Three-Family Dwelling VH Syracuse Realty LLC (owner/applicant) Residential, Class AA

A Use Variance request to establish (maintain) a three-family dwelling by waiving the uses permitted on property within a Residential, Class AA zoning district.

Terri Luckett, of the Greater Syracuse Property Development Corporation, presented the proposal and explained the reason for the proposal. May Quang, the property owner, also spoke regarding the request.

No one spoke in favor of or against the proposal.

A motion to approve the application was made by Mr. Stanton and seconded by Ms. May. The motion carried 4 to 1 with Ms. Frame voting against the proposal.

#### V. New Business

#### Consent for Lead Agency under SEQR (SIDA)

Heather Lamendola, the Zoning Administrator, explained the request to the Board.

A motion to approve the request was made by Mr. Stanton and seconded by Ms. Frame. The motion carried unanimously.

Minutes of the Meeting of the Board of Zoning Appeals

- VI. Authorizations for Thursday January 3, 2019
  - <u>V-18-36</u> (continuation)
    <u>Use Variance Expand a Non-Conforming Use</u> 566-568 Clarendon Street
     Expand a Parking Area
     Clarendon Property Holdings (owner/applicant)
     Residential, Class A
  - 2) <u>V-19-01</u>

Area Variance – Required Front Yard & Maximum Driveway Width 1500-1502 East Genesee Street Establish (maintain) a Parking Area Housing Portfolio Unlimited, Inc. Residential, Class B

3) <u>V-19-02</u>

Area Variance –Maximum Driveway Width, Required Front Yard, Density, & Lot Width

1460-1462 East Genesee Street Establish a Four-Family Dwelling Housing Portfolio Unlimited, Inc. Residential, Class B

4) <u>V-19-03</u>

Area Variance – Required Parking & Density 1537-1539 East Genesee Street Establish a Four-Family Dwelling Housing Portfolio Unlimited, Inc. Residential, Class B

5) <u>V-19-04</u>

**Use Variance – Uses Permitted** 506 North McBride Street Establish a Four-Family Dwelling Housing Portfolio Unlimited, Inc. Residential, Class A

6) <u>V-05-03 M5</u>

Use Variance Modification – Uses Permitted 339-341 Webster Avenue (aka 2648 South Salina Street) Co-Locate a New Antenna for T-Mobile and New Concrete Pad and Accessory Structures Dunk and Bright Holdings Inc. (property owner) Business, Class A

# VI. Adjournments

A motion was made by Mr. Cheslik and seconded by Mr. Stanton to adjourn the meeting at 2:16 p.m. Motion carried unanimously.