

Minutes of the Meeting of the
Syracuse Board of Zoning Appeals
City Hall, Syracuse, New York
March 6, 2019

I. Summary of cases discussed herein:

V-19-10

II. Members Present

Staff Present

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

III. Meeting called to order at 1:07 p.m. by Mr. Koenig (SK, MC, MS, KF)

A motion was made to approve by Mr. Cheslik and seconded by Mr. Stanton to adopt the minutes, with a modification, from the February 14, 2019 meeting. Motion carried unanimously.

IV. Public Hearings

1) V-19-10

Area Variance – Required Front Yard, Side Yard, Density, and Maximum Structural Coverage

1219-1221, 1225-1227, 1231, 1237, 1301, 1311, 1317, and 1323 East Genesee Street & 206 Ashworth Place (Residential, Class B)

208, 210, 212-14, and 224 Ashworth Place (Residential, Class C)

Demolition and New Construction of a Multi-Family Dwelling

Northside Genesee Associates, LLC

Residential, Class B & Residential, Class C

An Area Variance request in order to demolish and construct a multi-family dwelling by waiving the required front yard, side yard, maximum structural coverage, and parking on properties located within a Residential, Class B and Residential, Class C zoning districts.

Kevin McCauliffe attorney from Barclay and Damon, spoke regarding the proposal and the Status of the SEQR review.

No one spoke in favor or against the proposal.

The hearing was held open based on the information from the representative's attorney.

V. New Business

1) V-18-11

Time Extension – Use Variance

126 Schiller Avenue

Greater Syracuse Property Development Corporation

Residential, Class A-1

Terri Luckett of the Greater Syracuse Property Development Corporation spoke regarding the requested time extension and explained the reason for the request.

A motion to approve was made by Mr. Cheslik and seconded by Mr. Stanton. The motion carried unanimously.

2) V-18-12

Time Extension – Use Varinace

155-157 West Ostrander Avenue

Greater Syracuse Property Development Corporation

Residential, Class A-1

Terri Luckett of the Greater Syracuse Property Development Corporation spoke regarding the requested time extension and explained the reason for the request.

A motion to approve was made by Mr. Cheslik and seconded by Mr. Stanton. The motion carried unanimously.

3) V-18-20

Time Extension – Use Variance

101-103 Belle Avenue

Greater Syracuse Property Development Corporation

Residential, Class A-1

Terri Luckett of the Greater Syracuse Property Development Corporation spoke regarding the requested time extension and explained the reason for the request.

A motion to approve was made by Mr. Cheslik and seconded by Mr. Stanton. The motion carried unanimously.

VI. Authorizations

1) V-19-10 (Continuation)

Area Variance – Required Front Yard, Side Yard, Density, and Maximum Structural Coverage, Parking

1219-1221, 1225-1227, 1231, 1237, 1301, 1311, 1317, and 1323 East Genesee Street & 206 Ashworth Place (Residential, Class B)

208, 210, 212-14, and 224 Ashworth Place (Residential, Class C)

Demolition and New Construction of a Multi-Family Dwelling

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Residential, Class B & Residential, Class C

- 2) V-19-12
Area Variance – Required Parking
500-524 Butternut Street
Establish a Church
Butternut Real Estate Corporation (owner)
The Vineyard Church (applicant)
Business Class A & Residential, Class A
- 3) E-19-01
Exception
500-524 Butternut Street
Extend Parking into a Residential, Class A Zoning District
Butternut Real Estate Corporation (owner)
The Vineyard Church (applicant)
Business Class A & Residential, Class A
- 4) V-19-13
Area Variance – Required Front Yard and Maximum Driveway Width
227 West Matson Avenue
Establish (maintain) a Driveway
Kevin P. Fox (owner/applicant)
Residential, Class A-1
- 5) V-19-14
Area Variance – Required Rear Yard
813 Hawley Avenue
Construct (maintain) a Deck
Larry Mathis (owner/applicant)
Residential, Class A

A motion to approve the authorizations for the March 28, 2019 public hearings was made by Mr. Cheslik and seconded by Ms. Frame. The motion carried unanimously.

VI. Adjournment

A motion was made by Ms. Frame and seconded by Mr. Cheslik to adjourn the meeting at 1:22 p.m. Motion carried unanimously.