

Minutes of the Meeting of the
Syracuse Board of Zoning Appeals
City Hall, Syracuse, New York
June 20, 2019

I. Summary of cases discussed herein:

V-19-16 V-19-17 V-19-18

II. Members Present

Staff Present

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

III. Meeting called to order at 1:03 p.m. by Ms. Evans-Dean (SK, NP, MS, MC)

A motion was made to approve by Ms. Evans-Dean and seconded by Mr. Stanton to adopt the minutes from the May 30, 2019 meeting. The motion carried 4-1 with Mr. Koenig abstaining as he was absent from the meeting.

IV. Public Hearings

1) V-19-16

Area Variance – Required Front Yard and Maximum Driveway Width

2560 South Avenue

Expand a Driveway

Paul and Michelle Axford (owner/applicant)

Residential, Class A-1

An Area Variance request to expand a driveway by waiving the maximum driveway width and required front yard on property situated within a Residential, Class A-1 zoning district.

Paul Axford, the property owner, of 2206 Euclid Avenue spoke regarding the proposal and the reason for the waivers requested.

No one spoke in favor or against the proposal

A motion to approve was made by Mr. Petragani and seconded by Ms. Evans-Dean. The motion carried unanimously. The motion carried 4-1, with Mr. Stanton voting against the motion.

2) V-19-17

Area Variance – Required Front Yard and Maximum Driveway Width

2562 South Avenue

Expand a Driveway

Queen E. Williams (owner/applicant)

Residential, Class A-1

An Area Variance request to expand a driveway by waiving the maximum driveway width and required front yard on property situated within a Residential, Class A-1 zoning district.

Doris Rice of 104 Munson Drive appeared on behalf of the applicant.

No one spoke in favor or against the application.

A motion to approve with the condition that the site plan mirror the site plan approved for V-19-16 at 2560 South Avenue was made by Mr. Petragani and seconded by Ms. Evans-Dean. The motion carried 4-1, with Mr. Stanton voting against the motion.

3) V-19-18

Use Variance – Uses Permitted

236 Hillsdale Avenue

Establish Two Dwelling Units

Annette Brasor (owner/applicant)

Residential, Class A-1

Annette Brasor, the property owner of 236 Hillsdale Avenue, spoke regarding the proposal and the reason for the waiver request.

No one spoke in favor of the application. Janice Mott, resident of 240 Hillsdale Avenue, spoke against the application.

A motion to deny was made by Mr. Cheslik and seconded by Mr. Stanton, and was subsequently withdrawn by Mr. Cheslik.

A motion to hold the application for additional financial information was made by Ms. Evans-Dean and seconded by Mr. Petragani. The motion carried unanimously.

V. Authorizations

1) V-19-19

Use Variance – Uses Permitted

960 Salt Springs Road

139 Gorland Avenue

143 Gorland Avenue

Construct Multi-Family Dwellings

Elmcrest Children's Center / City of Syracuse

A motion to approve the authorization for the July 11, 2019 public hearing was made by Ms. Evans-Dean and seconded by Mr. Petragani. The motion carried unanimously.

VI. Adjournment

A motion was made by Mr. Petragani and seconded by Ms. Evans-Dean to adjourn the meeting at 1:50 p.m. The motion carried unanimously.