

The Village of North Syracuse Zoning Board of Appeals held a meeting on Thursday, January 6th, 2022 at 5:00 p.m. in the North Syracuse Community Center at 700 South Bay Road, North Syracuse, New York 13212.

Agenda:

- Approval of the ZBA minutes from August 19, 2021 (**Approved**)
- Area Variance: 2 Additional Units-413 S. Main St. (**Approved**)

Board Members Present: David Robinson, Chairperson, Jack Gaiser, Jake Bunton, Jeff St. Germain and John Coleman, Alternate (Training).

Others Present: Neil Germain, Attorney, Pat Gustafson, Liaison, Brian Johnstone, CEO, and Pearl Fuller, Secretary.

Personnel Absent: Anthony Irick (Excused).

Chairperson Robinson called the Zoning Board of Appeals Meeting to order at 5:00 PM.

Chairperson Robinson announced due to the emergency circumstances caused by the Covid-19 pandemic and the Mayor of the Village of North Syracuse, the public shall be allowed to attend following the Covid guidelines. They are also allowed to watch over Facebook Livestreamed.

Chairperson Robinson did attendance, and noted all members were present.

JOHN COLEMAN, ALTERNATE

Chairperson Robinson introduced John Coleman as new Alternate to the Board, who is replacing Tammy Rivera. He explained he is training tonight and will not be voting.

APPROVAL OF THE ZBA MINUTES FROM 08.19.21

Chairperson Robinson asked if anyone wanted to make a motion to approve the minutes. Mr. Gaiser made a motion to approve the August 19th, 2021 ZBA minutes as written. Mr. Bunton seconded the motion. The motion was approved unanimously.

LEGALS

Chairperson Robinson stated we need to verify the legals. He verified the Legal Notice was put in the newspaper, Agenda was sent to the newspaper, and surrounding neighbors we notified; Town of Cicero and the Town of Clay were notified. Mrs. Fuller stated they were. Chairperson Robinson announced the legals appear to be in order.

**AREA VARIANCE, GIOVANNI LAFACE (ROSE APARTMENTS LLC)
413 S. MAIN ST.**

ADDRESS CHANGE

Chairperson Robinson stated to be clear; this is the former St. Rose of Lima Convent which had an address of 407 S. Main St. when it appeared before us last. However, since then the address has been changed to 413 S. Main St. by the 911 Center.

INTRODUCTION

Chairperson Robinson stated before us tonight, we have Tim Coyer, Representative from Ianuzi & Romans, who is here on behalf of Rose Apartments, LLC. (Giovanni LaFace) the Applicant. He continued he is here regarding the property located at 413 S. Main St., which is currently zoned C-1. They have appeared before the following: ZBA which granted a side yard and rear yard Area Variance, and the Village Board who granted a Zone Change. They also appeared before the Planning Commission who granted Site Plan approval with Special Permit for residential use in combination with non-residential use. They allowed the option to reapply for special permit at a later date if expired, but approved converting the convent to 1 and 2 bedroom apartments.

Chairperson Robinson explained while in the process of doing the interior demo, the owner discovered they had more sq. footage available than previously thought. They are seeking an Area Variance to be able to install 14 (1) bedroom apartments. Village Code as per §240-11 D (1) which is subject to the lot and structure requirements of §240-9 under Multiple-family residential allows a maximum number of units per structure of 12. Therefore, he will need an Area Variance granting relief from the maximum of 12, allowing 2 more units, for maximum number 14 units (apartments).

REPRESENTATIVE ADDRESSES THE BOARD

Applicant/Representative: Tim Coyer, Ianuzi & Romans
Owner: Giovanni LaFace (Rose Apartments, LLC.)

Chairperson Robinson invited Mr. Coyer to speak to the Board. Mr. Coyer introduced himself and stated he was with Ianuzi & Romans, and was here representing the Applicant, Giovanni LaFace on behalf of Rose Apartments LLC. He stated basically you covered pretty much everything; he just wanted to add to this, that our approved Site Plan had an approved number of proposed parking spaces of 27. He continued with the additional 2 units, we need a requirement of 21 parking spaces for the additional 2 units on the approved Site Plan. He added nothing physically is changing with the building on the outside. He stated nothing is changing with the site circulation. He continued nothing is changing with the parking, so everything is staying the same. He continued we are just asking for the additional 2 units. Chairperson Robinson stated O.K; those issues would be Planning issues anyway.

PUBLIC HEARING

Chairperson Robinson stated that due to the Covid-19 pandemic guidelines, and the Mayor of the Village of North Syracuse, the public was allowed to attend following guidelines, but could also view via Facebook. He asked if any comments came in. Mrs. Fuller stated there were not any comments that came in for this project.

COUNTY RESOLUTION

Chairperson Robinson stated we do not have a county resolution, because it is not required, due to a Municipal Agreement between the Village and the county dated December 12th, 1993.

SEQR

Chairman Robinson stated no action is required.

Review Village Law Criteria for Area Variances with the Board

The Board reviewed the New York State Village Law Criteria for Area Variances with reference to §7-712-b titled: 3. Area Variances and the following are their responses as marked:

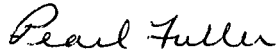
	Yes	No
1. Whether an undesirable change will be produced in character of neighborhood or a detriment to nearby properties will be created by granting of the area variance		✓
2. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance		✓
3. Whether the requested area variance is substantial		✓
4. Whether the proposed variance will have adverse effect or impact on physical/environmental conditions in neighborhood or district		✓
5. Whether the alleged difficulty was self-created; which consideration shall be relevant to the decision of the board of appeals, but not necessarily preclude the granting of the area variance.	✓	

MOTION

Mr. St. Germain made a motion to approve the Area Variance, granting 2 additional units exceeding the required maximum of 12 units per structure allowed by code, increasing the maximum allowed for the structure to a total of 14 units. The motion was seconded by Mr. Bunton. All in Favor.

Mr. St. Germain made a motion to adjourn at 5:07 PM. and seconded by Mr. Bunton. All in Favor.

Respectfully submitted,



Pearl Fuller
Secretary