

Planning/Zoning Board of Appeals Meeting
January 6, 2025

Present: Bob Salmon, Bill Nickal, Ronnie Jackson, Dan Newton, John Ceresoli, Robert Doss, Frank Kaylor, Heidi DuSell, Jason Tardio, Administrator Bob Freunscht, Mayor Lou Cianfrocco, Counsel Nadine Bell, Code Officer Jeff Geer, George Jweid, Jill Doss

George Jweid - 295 Genesee Street

Mr. Jweid appeared before the Board this evening to discuss his request to convert an existing space at 295 Genesee Street currently classified for commercial space, to a two bedroom apartment unit. Currently, the property has two other apartments along with the front first floor commercial space. He has found it difficult to lease as commercial use. He provided documents that indicate that at one time the property was residential. He also he recently acquired the property from Jason Tedford. He outlined for the Board the improvements that he has made to the property since acquiring it. He noted that he would also like to cut and remove the existing shrubbery at the front and side of the property as it is overgrown and hides the property. He'd like to plant something different in these two areas in the future. He noted the roof on the existing garage needs repair, the fascia on the building is in poor condition, install a laundry area, install plumbing in the front space, install cabinets, upgrade heating, and update windows and doors for more energy efficiency. The Board discussed the parking of vehicles, the Code requires two (2) parking spaces for each dwelling unit. There are eight parking spaces indicated. Mr. Jweid stated that the existing tenants for the currently the existing units each only have one car. There was concern expressed for the movement of and storage of snow. Mr. Jweid stated that the parking spaces could be moved forward toward the front of the lot to give space for the snowplow to move the snow and store it toward the rear of the property. This change should be updated on the site plan. Mr. Jweid commented that the outdoor lighting would be on the garage and at each apartment entrance door -no additional exterior lighting was planned. The Board commented that the lighting should be noted and the planting area should also be noted on the plan as well. The existing front porch will stay. Counsel Bell noted that the application for special permit and site plan review for this project would be required to be sent to Madison County Planning for a GML 239 review. The Board members reviewed the SEQR Environmental Assessment form - reviewing eleven (11) questions on the form. The Board responded to each of the 11 questions with small to no impact. The SEQR form was prepared by Mr. Jweid on December 27, 2024. Upon the motion made by Bill Nickal and seconded by Ronnie Jackson, the Board members determined the Board to be the Lead Agency for purposes of SEQR and that this was an Unlisted Action based on the responses to the eleven questions on the form which was prepared on December 27, 2024 by George Jweid. The Board further renders a determination for a negative declaration with the proposed project having no significant impact on the environment. Bob Salmon, Bill Nickal, John Ceresoli, Heidi DuSell, Robert Doss, Dan Newton and Jason Tardio voting in favor. Motion carried. The Board further requested that the applicant modify his site plan for 295 Genesee Street showing the movement of the proposed parking spaces forward allowing for snowplowing and snow

storage, also indicate the exterior lighting on the site and the landscaping areas including the plan to remove the existing shrubbery on the front of the site and the side noting that replacement, more suitable shrubbery will be planted that better suits the exterior appearance of the property. A public hearing was scheduled for February 3, 2025 for site plan review and special permit at 7 p.m.

Tuscarora Road property

The applicant Mr. Osmerovic was not available at the meeting this evening. Code Officer will contact him and advise that the next meeting of the Board will be February 3.

Minutes

The Board reviewed the minutes from the Zoning Board of Appeals meeting from November 18, 2024. Upon the motion made by John Ceresoli and seconded by Bill Nickal, the Zoning Board of Appeals minutes from November 18, 2024 were approved as presented.

The Board reviewed the minutes from the combined Board's meeting held on December 2, 2024. Upon the motion made by Heidi DuSell and seconded by Jason Tardio, the minutes from the combined Board meeting held on December 2, 2024 were approved as presented.

Training opportunity

There is a training opportunity slated for March 26, 2025 by the Onondaga County Planning Federation.

Frank Kaylor stated he would be willing to set up a training event in the spring with 811 organization.

The group commented they need a larger table or smaller chairs so that the entire Board can sit at the table.

John Ceresoli stated he would not be available for the February 3 meeting and possibly the March meeting. He will advise the Secretary of the March meeting status.

With no further business, meeting adjourned at 7:30 p.m. upon the motion made by Bill Nickal and seconded by Ronnie Jackson with all voting in favor.

Respectfully submitted,

Jill A. Doss
Secretary to PB/ZBA Board