

**VILLAGE OF EAST SYRACUSE  
ZONING BOARD OF APPEALS  
March 14, 2011**

Chairperson Ellen Robb convened the hearing on the matter of an application by Craig Tymofy for a use variance to life conditions imposed regarding parking at 701 West Manlius Street on Monday, March 14, 2011 to order at 7:00PM.

Present: Zoning Board members: Patricia Bacon, James Voodre, Robert Sweeney, Vito Morgese and Chairperson Ellen Robb. Also present: Village Clerk Patricia J. Derby, Code Enforcement Officer Frank Stirpe, and Village Planning & Zoning Attorney John Marzocchi,

On behalf of 701 West Manlius Street: Craig Tymofy.

Excused: Village Engineers Tom Compoli.

Also Present: Trustee Jodi Gehrke-Turner, Trustee James E. Carr, Jr. and Trustee Chad Tolhurst.

**Feather property  
701 West Manlius Street  
Tax Map # 001-13-06  
Use Variances  
Parking restrictions imposed in 1970 Agreement**

Prior to the Hearing the Village Clerk introduced the Applicant to the Zoning Board of Appeals Members and explained that no decision will be rendered tonight as we are awaiting comment from Onondaga County Planning Board (they will meet on March 16<sup>th</sup>). Because the Applicant is applying to modify conditions of a previous agreement the standard for the variance is different. The ZBA need only concern itself with the criteria for protecting the character of the neighborhood.

Chairperson Ellen Robb invited Mr. Tymofy to explain what he intends to do at 701 West Manlius Street.

Craig Tymofy presents that he is looking to relocate his auto repair business from Old Bridge Street to the Featherly's building on West Manlius Street. Looking to downsize. Considering a lease with an option to buy if can get the parking restriction lifted.

1970's agreement restricts all parking. Need approximately 12 to 15 parking spaces for customers and vehicles working on. Prefer to store vehicles overnight inside the building but may need to have some outside depending on how busy.

Willing to clean up the building. Looking to install new overhead doors, paint he building, inside and out, and new lighting.

The other metal building is not part of this lease. Mr. Featherly intends to repair building from roof collapse due to snow loads. Building is on a separate tax parcel. Old survey provided shows as proposed metal building but does show site as it is today.

Chairperson Ellen Robb asked that a current survey and site plans be provided. Mr. Tymofy was hesitant to invest too much in creating plans. Mr. Featherly is not supportive of helping with documents or in attending these meetings.

Chairperson Robb noted that the zoning in the area is “main street”. Code Enforcement Officer Frank Stirpe reports that it is a legal non-conforming use. Featherly family has operated continuously from this location.

Mr. Tymofy reports that his operations would be Monday through Friday from 9AM to 6PM. Has one other employees plus himself.

ZBA member Jim Voodre recalled the former operations. Mr. Featherly stored a lot of junk and wrecked vehicles. Caused problems for the neighbors and the Village. Code Enforcement Officer Stirpe noted progress made at this location but still more that can be done. Property has been in Court many times since the 1970 agreement and restrictions. Village Clerk is asked to provide a complete copy of file, including records other than the agreement and final order.

ZBA member Rob Sweeney asked about current location and how many cars are stored. Mr. Tymofy reports that he has been at that location for 10 years. Rents from Mr. Brang. Has offered to purchase this building but Mr. Brang will not sell. Provided pictures showing what location looked like before he moved in and what it is now since he fixed it up and cleaned it up.

Has a certain clientele that developed over the years. Found niche, doesn't have to be as big. Not looking to expand or enter into partnership.

ZBA Member Vito Morgese inquired when work could begin to clean up building. Would depend on the weather, but possibly the middle of May. Would paint a consistent color, probably white. Mr. Sweeney noted that he did a nice job with current location.

ZBA members review the matter of parking. Would like to see shown on site plan. May be able to add 12 spaces between the buildings. Would also have to provide handicap parking. Mr. Tymofy was agreeable to possibly adding a fence.

ZBA member Patricia Bacon asked if the gas tanks are still there. Mr. Tymofy was unsure but believes they were punctured and filled in conformance to DEC requirements.

Mr. Morgese outlined the documents to be provided, including:

- Copy of survey
- Site Plan, showing proposed parking and possibly fence

Noted that there are other vehicle repair shops on West Manlius. Do not see how locating business here will impact the character of the neighborhood, but will consider plan in light of the Village's intention to revitalize area and Vision Plan.

Chairperson Robb read the comments from the Village Engineers, dated March 1, 2011. Awaiting the Conty's comment after March 16<sup>th</sup>.

Will reconvene the hearing on Thursday, April 7<sup>th</sup> at 7PM.

Asked that documents and information be submitted to the Village Clerk in sufficient time for the ZBA, Engineers and Code Enforcement Officer to review before the meeting.

Meeting adjourned at 7:40PM.

Respectfully submitted by,

Patricia J. Derby  
Village Clerk

Minutes were provided *unapproved* to Zoning Board of Appeals members on Wednesday, March 15, 2011.

