

Minutes of the Meeting of the
Syracuse Board of Zoning Appeals
City Hall, Syracuse, New York
July 11, 2019

I. Summary of cases discussed herein:

V-19-19

II.

Members Present

| | |
|--------------------------|-----|
| Stewart Koenig, Chairman | Yes |
| Carolyn Evans-Dean | Yes |
| Nicholas Petragnani | No |
| Michael Stanton | No |
| Michael Cheslik | Yes |
| Kristy Brightman-Frame | Yes |

Staff Present

| | |
|--------------------|-----|
| Heather Lamendola | Yes |
| Melissa Sanfilippo | No |
| Lisa Welch | Yes |
| Kathryn Ryan | Yes |

III. Meeting called to order at 1:05 p.m. by Mr. Koenig (SK, MC, MS, NP, CED)

A motion was made to approve by Mr. Cheslik and seconded by Ms. Evans-Dean to adopt the minutes from the June 20, 2019 meeting. Motion carried unanimously.

A motion was made to approve by Ms. Evans-Dean and seconded by Mr. Cheslik to adopt the resolutions from the June 20, 2019 meeting. Motion carried unanimously.

IV. Public Hearings

1) V-19-19

Use Variance – Uses Permitted

960 Salt Springs Road

139 Gorland Avenue

143 Gorland Avenue

Construct 50 dwelling units and one community building

Elmcrest Children’s Center / City of Syracuse (Owner’s)

Elmcrest Children’s Center / City of Syracuse / Christopher Community (Applicants)

A Use Variance request to construct 50 dwelling units comprised of 16 buildings, and one community center building, waiving the uses permitted in a Residential, Class A-1, pursuant to Part B, Section I, Article 1.

Mr. Koenig recused himself from the proceedings as one of the applicants, Christopher Community, Inc., is a business client. Ms. Evans-Dean assumed the duties of the board chair.

Ms. Ryan, legal counsel to the Board, explained, per Board rules, the three remaining voting members participating in the meeting did not form a voting quorum (four voting members) and, therefore, the Board could not take any action. As a result, the public hearing would be held open until the next meeting. Public comments made at this hearing would be recorded, but commenters were encouraged to return and provide comment at the next Board meeting, so that the Board members not present today could hear them.

Speaking on behalf of the sponsoring organizations that submitted the application were Joseph Gaglia, Executive Director, Elmcrest Children’s Center, 960 Salt Springs Road,

Syracuse, New York, 13224; and Kelly Besaw, Vice President for Development, Christopher Community, Inc., 990 James Street, Syracuse, NY 13203, who gave an summary of their organizations' histories and missions, and the purposes of the proposed project.

Jeremy Davidheiser, Director of Facilities and Construction, Christopher Community, Inc., 990 James Street, Syracuse, NY 13203, spoke more specifically regarding the proposed development including funding and ownership, public outreach, layout and site plan, building design, and infrastructure and utilities. The presenter also provided a review of the standards of proof needed for a use variance.

The following people spoke in favor of the application:

- Michael Gilman - 136 Edgehill Dr.
- Dr. Joyce Garber - 159 Edgehill Dr.
- Patricia Deacons - 403 Crawford Ave.
- Evan Smith - School of Social Work, Syracuse University

The following people spoke in opposition to the application:

- Sam Basile - 174 Edgehill Rd.
- Michael Crinnin - 141 Edgehill Rd.
- Frank Durfee - 181 Edgehill Rd.
- Gregory Lambert – 151 Edgehill Rd.
- Lisa Hart - 160 Edgehill Rd.
- Eddie Bevilacqua - 123 Edgehill Rd.
- Evgeny Orlov - 126 Edgehill Rd.
- Lois Davis-Wilson - 165 Edgehill Rd.

The following people provided a rebuttal to the opposition comments:

- Kelly Besaw, Christopher Community, Inc.
- Jeremy Davidheiser, Christopher Community, Inc.

Ms. Evans-Dean reiterated that the public hearing would remain open until the August 1, 2019 meeting.

V. Authorizations

1) V-19-19

Use Variance – Uses Permitted

960 Salt Springs Road

139 Gorland Avenue

143 Gorland Avenue

Construct 50 dwelling units and one community building

Elmcrest Children's Center / City of Syracuse (Owner's)

Elmcrest Children's Center / City of Syracuse / Christopher Community (Applicants)

- 2) V-19-21
Use Variance – Uses Permitted
541-543 Park Avenue
Establish a Four-Family Dwelling
Megan Page (Owner/Applicant)

A motion to approve the authorizations for the August 1, 2019 public hearing was made by Mr. Cheslik and seconded by Ms. Brightman-Frame. The motion carried unanimously.

VI. Adjournment

A motion was made by Ms. Brightman-Frame and seconded by Mr. Cheslik to adjourn the meeting at 2:47 p.m. Motion carried unanimously.