

Minutes
Board of Zoning Appeals
Common Council Chambers, City Hall
Thursday, August 1, 2019
1:00 PM

I. Summary of applications discussed herein:

V-19-19 V-19-21 V-18-25M1 V-01-37M1 V-01-38M1

Members Present

Stewart Koenig, Chairman	Yes
Nicholas Petraghani	No
Michael Stanton	Yes
Michael Cheslik	Yes
Kristy Brightman-Frame	No
Nora Spillane	Yes

Staff Present

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

Meeting called to order at 1:05 p.m. by Mr. Koenig.

A motion was made to approve by Mr. Cheslik and seconded by Mr. Koenig to adopt the minutes from the July 11, 2019 meeting. Motion carried unanimously.

II. Public Hearings

1) V-19-19 (*Continuation from July 11, 2019*)

Use Variance-Uses Permitted

960 Salt Springs Road

139 Gorland Avenue

143 Gorland Avenue

Construct 50 dwelling units within 16 buildings and one community building

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

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. Mr. Stanton assumed the duties of the board chair. Ms. Ryan, legal counsel to the Board, explained that the three remaining voting members participating in the meeting did not meet 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. 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 Geglia, Executive Director, Elmcrest Children's Center who resides at 4789 New Hope South, Liverpool, NY 13090; and Kelly Besaw, Vice President for Development, Christopher Community, Inc., who resides at 415 Fay Road, Syracuse, NY, who gave a brief summary of their organizations' histories and missions, and the purposes of the proposed project.

Jeremy Davidheiser, Director of Facilities and Construction, Christopher Community, Inc., who resides at 4149 Bishop Hill Road, Marcellus, NY, provided a project overview and new information since the last meeting including the proposed sewer lateral location, the elevation change between Edgehill Road and the site, and standards of proof needed for a use variance. Also presenting on behalf of the project was Matthew Huerber, member of the Elmcrest Children's Center Board of Directors, who resides at 4601 Pewter Lane, Manlius, NY.

The following people spoke in favor of the request:

- Dr. Joyce Garber, 159 Edgehill Rd., on behalf of Dr. Joel Potash and Sandra Hurd, 161 Edgehill Rd.
- David Garber, Esq., 159 Edgehill Rd.

Ms. Spillane moved to temporarily adjourn the public hearing, as a member has a time constraint, so that the Board can attend to New Business items and Authorizations with a quorum. The motion was seconded by Mr. Cheslik, and unanimously approved.

The hearing was reconvened, and a motion to reopen the public hearing was made by Mr. Stanton and seconded by Mr. Cheslik. The motion carried unanimously.

The following people spoke in opposition to the application:

- Peter Baron - 175 Edgehill Rd.
- Sherald G. Wilson - 165 Edgehill Rd.
- Jessie B. Griffin – 168 Garland Ave.
- Salvatore Kingston-Basile – 174 Edgehill Rd.
- Ernestine Patterson – 905 Salt Springs Rd.

After all public comment was heard and presented, the Board then held the hearing open due to a lack of voting members. The next hearing on this case will be on August 22, 2019.

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

A Use Variance request to establish a four-family dwelling waiving the uses permitted. Joelle Rotando of 6701 Manlius Center Rd., Suite 204, East Syracuse, NY 13057, attorney for the applicant, presented the Standards of Proof for the request.

No one spoke in favor of the request.

Speaking in opposition to the request were:

- Susan Rothwell – 536 Park Ave.

After some discussion, a motion to deny the proposal was made by Mr. Stanton and seconded by Ms. Spillane. The motion carried unanimously.

III. New Business Items

- 1) V-18-25M1
Use Variance Minor Modification – Site Plan
114 West Colvin Avenue
Establish a Multi-family Dwelling
City of Syracuse (Owner)
Home Leasing, LLC (Applicant)
Residential, Class AA

A motion to approve was made by Mr. Stanton and seconded by Mr. Cheslik. The motion carried unanimously.

- 2) V-01-37M1
Use Variance Minor Modification -Site Plan
156-158 Fage Avenue
Establish a Parking Lot
St. Anthony of Padua Church (Owner/Applicant)
Residential, Class AA

A motion to approve was made by Ms. Spillane and seconded by Mr. Stanton. The motion carried unanimously.

- 3) V-01-38M1
Area Variance Minor Modification – Site Plan
1515 Midland Avenue
Yard, Coverage, Parking, and Screening
St. Anthony of Padua Church (Owner/Applicant)
Residential, Class AA

A motion to approve was made by Mr. Stanton and seconded by Ms. Spillane. The motion carried unanimously.

- 4) V-19-15M1
Use Variance Minor Modification – Floor Plan
127 East Glen Avenue
Community Outreach Center
Road to Emmaus Ministry of Syracuse, Inc. (Owner/Applicant)
Residential, Class A-1

A motion to approve was made by Mr. Cheslik and seconded by Mr. Stanton. The motion carried unanimously.

IV. Authorizations

- 1) V-19-22
Use Variance
207 Milburn Avenue
Establish a Warehouse Use
Alma White (Owner/Applicant)
Residential, Class A-1

- 2) V-19-19 (*Continuation from June July 11, 2019*)
Use Variance – Uses Permitted
960 Salt Springs Road
139 Gorland Avenue
143 Gorland Avenue
Construct 50 dwelling units within 16 buildings and one community building
Elmcrest Children's Center / City of Syracuse (Owner's)
Elmcrest Children's Center / City of Syracuse / Christopher Community (Applicants)

A motion to approve the authorization for the August 22, 2019 public hearing was made by Mr. Cheslik and seconded by Mr. Stanton. The motion carried unanimously.

V. Adjournment

A motion was made by Mr. Cheslik and seconded by Mr. Stanton to adjourn the meeting at 3:06 p.m. Motion carried unanimously.