

Minutes
Board of Zoning Appeals
Common Council Chambers, City Hall
Thursday, August 22, 2019
1:00 PM

I. Summary of applications discussed herein:

V-19-19 V-19-22

Members Present

Stewart Koenig, Chairman	Yes
Nicholas Petragrani	Yes
Michael Stanton	Yes
Michael Cheslik	Yes
Kristy Brightman-Frame	Yes
Honora Spillane	Yes

Staff Present

Heather Lamendola	Yes
Lisa Welch	Yes
Kathryn Ryan	Yes

Meeting was called to order at 1:00 p.m. by Mr. Koenig.

A motion was made by Mr. Cheslik and seconded by Ms. Brightman-Frame to adopt the minutes from the August 1, 2019 meeting. Motion carried unanimously.

A motion was made by Mr. Cheslik and seconded by Ms. Spillane to adopt the resolutions from the August 1, 2019 meeting. Motion carried unanimously.

II. Public Hearings

1) V-19-19 (*Continuation from July 11 and August 1, 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.

Ms. Brightman-Frame recused herself from the proceedings as a client is partnering with Christopher Community on a separate development project. Mr. Patragrani disclosed that he is senior vice president of the Community Preservation Corporation, which may or may not finance this project, and that his decision today does not impact the underwriting of this project, and that his compensation by the Community Preservation Corporation is not influenced by this project. Mr. Koenig recused himself from the proceedings as Christopher Community, Inc. is a business client. Mr. Koenig noted that there were four members present constituting a voting quorum for this public hearing.

Ms. Ryan, legal counsel to the Board, reviewed for the audience the City's rule of disclosure that is required of a Board member when there is a potential relationship or conflict of interest, and rule of recusal that is required of a Board member when there is a personal financial benefit. In addition, attorneys on the board are governed by rules of ethics and recusal.

Mr. Stanton assumed the duties of chairman of the Board.

Speaking on behalf of the sponsoring organizations that submitted the application were David Sutkowy, Director of Special Projects, Elmcrest Children's Center who resides at 111 East Genesee Street, Fayetteville, NY 13066; Kelly Besaw, Vice President for Development, Christopher Community, Inc., who resides at 415 Fay Road, Syracuse, NY; and Jeremy Davidheiser, Director of Facilities and Construction, Christopher Community, Inc., who resides at 4149 Bishop Hill Road, Marcellus, NY.

The following people spoke in favor of the application:

- David Garber, Esq., 159 Edgehill Rd.

The following people spoke in opposition to the application:

- Joseph Stevenson, 1001 Salt Springs Rd.
- Louis Davis Wilson – 151 Edgehill Rd.
- Salvatore Kingston-Basile – 174 Edgehill Rd.
- Brick School Terrace Apartments Residents – 257 North Ave.
- Margarida Bevilacqua – 123 Edgehill Rd.
- Jesse Griffin – 168 Garland Ave.
- Evgeny Orlov – 126 Edgehill Rd.

Jeremy Davidheiser, Christopher Community, provided closing arguments and comments on behalf of the applicants.

A motion to approve was made by Ms. Spillane and seconded by Mr. Petragnani. Following further discussion, the motion carried unanimously.

2) V-19-22

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

A Use Variance request to establish a warehouse use by waiving the uses permitted on property located at 207 Milburn Avenue owned by Alma White, zoned Residential, Class A-1, pursuant to Part B, Section I, Article 1.

Presenting the application was Alma White, owner.

No one spoke in favor, or in opposition to the application.

The property has been identified as eligible for listing on the National Register of Historic Places. A motion to keep the public hearing open for the comments of the Syracuse Landmark Preservation Board was made by Mr. Petragnani and seconded by Ms. Spillane. The motion carried unanimously.

I. New Business Items

- 1) City ReZone Ordinance
City Common Council Request
SEQR Lead Agency Status

A motion was made by Mr. Petragrani to designate the City of Syracuse Common Council as lead agency under the State Environmental Quality Review Act for the City ReZone Ordinance. The motion was seconded by Mr. Stanton, and was carried unanimously.

II. Authorizations

- 1) V-19-22
Use Variance (*continuation from August 22, 2019*)
207 Milburn Avenue
Establish a Warehouse Use
Alma White (Owner/Applicant)
Residential, Class A-1
- 2) V-19-23
Area Variance
327 Florence Avenue
Lot Coverage
John French (Owner/Applicant)
Residential, Class A-1
- 3) I-19-01
Interpretation
Proposed Uses vs Enumerated Uses within a Local Business, Class A
Office Building and Industries Also Permitted
Salina 1st, LLC (Petitioner)

A motion to approve the authorization for the September 12, 2019 public hearing was made by Mr. Cheslik and seconded by Ms. Spillane. The motion carried unanimously.

III. Adjournment

A motion was made by Mr. Petragrani and seconded by Mr. Stanton to adjourn the meeting at 2:45 PM. Motion carried unanimously.