

Minutes
Board of Zoning Appeals
Common Council Chambers, City Hall
Thursday November 14, 2019
1:00 p.m.

I. Mr. Koenig called the meeting to order at 1:05 p.m.

Members Present

Stewart Koenig, Chairman	Yes
Nicholas Petragrani	No
Michael Stanton	Yes
Michael Cheslik	Yes
Honora Spillane	No
Karen Gillette	Yes

Staff Present

Heather Lamendola	Yes
Lisa Welch	Yes
Kathryn Ryan	Yes

Summary of applications discussed herein:

V-17-49 M1 V-19-27

II. Adoption October 24, 2019 Meeting Minutes (SK, NP, MS, MC, NS)

The three members present at the October 24, 2019 meeting (SK, MS, MC) did not form a quorum (four members); therefore, the Board could not take any action.

III. Adoption October 24, 2019 Resolutions

- None

IV. Public Hearings

1) V-17-49 M1

Area Variance – Required Parking
200-206 South Geddes Street
Mixed-Use Building (Gear Factory)
Rick Destito, Syracuse Vibrant Spaces (Owner/Applicant)
Industrial, Class A

An Area Variance Modification request to establish offices on the third floor and dwelling units on the fourth and fifth floors by waiving required parking on property located at 200-206 South Geddes Street, owned by Vibrant Syracuse Spaces, zoned Industrial, Class A, pursuant to Part C, Section III, Article 1 of the Zoning Rules and Regulations, as amended.

The applicant's architect, Anthony Catsimatides, presented the proposal and the reason for the request, and the owner/applicant answered questions from the Board.

No one spoke in favor or against the request.

A motion to approve was made by Mr. Stanton and seconded by Mr. Cheslik. Following further discussion the motion carried unanimously.

- 2) V-19-27
Area Variance – Required Side and Rear Yard
813 Winton Street
Establish a Single-Family Dwelling
James C. Lloyd (Owner/Applicant)
Residential, Class A-1

An Area Variance request to establish a single-family dwelling by waiving the required rear yard on property located at 807 Winton Street, owned by James Lloyd, zoned Residential, Class A-1, pursuant to Part B, Section 1, Article 1 of the Zoning Rules and Regulations, as amended.

The owner/applicant presented the proposal and the reason for the reason for the request.

No one spoke in favor or against the request.

A motion to deny was made by Mr. Cheslik and seconded by Mr. Stanton. Following further discussion the motion carried unanimously.

V. New Business Items

- 1) 2020 Board of Zoning Appeals Calendar

A motion to approve the 2020 Board of Zoning Appeals calendar was made by Mr. Stanton and seconded by Mr. Cheslik. The motion carried unanimously.

VI. Authorizations for December 5, 2019.

- None

VII. Meeting Adjourned

A motion was made by Mr. Cheslik and seconded by Mr. Stanton to adjourn the meeting at 1:37 p.m. The motion carried unanimously.