

Minutes
Board of Zoning Appeals
Common Council Chambers, City Hall
Thursday, January 9, 2020
1:03 p.m.

I. Mr. Koenig called the meeting to order at 1:00 p.m.

<u>Members Present</u>		<u>Staff Present</u>	
Stewart Koenig, Chairman	Yes	Heather Lamendola	Yes
Nicholas Petragrani	Yes	Lisa Welch	Yes
Michael Stanton	Yes	Kathryn Ryan	Yes
Michael Cheslik	Yes		
Honora Spillane	Yes		
Karen Gillette	Yes		

Summary of applications discussed:

V-19-28 V-19-29

II. Adoption of the December 5, 2019 Meeting Minutes (SK, NP, MS, MC, HS, KG)

A motion to approve was made by Michael Cheslik and seconded by Nicholas Petragrani. The motion carried unanimously.

III. Public Hearings

1) V-19-28

Area Variance – Waive Location of Dwelling Units and Required Parking
500 Erie Boulevard East
Establish a Mixed-Use Building
Smith Building, LLC (Owner)
Central Business District – Office and Service (Restricted)

An Area Variance request to establish a mixed-use building by waiving the location of the dwelling units and the required parking on property located at 500 Erie Boulevard East, owned by Smith Building, LLC, zoned Central Business District – Office and Service (Restricted), pursuant to Part B, Section IV, Article 3 (Central Business District – Office and Service (Restricted)); and Part C, Section III, Article 1 (Parking).

Presenting the application and the reasons for the requested waiver was the owner/developer Matthew Paulus, 225 Wilkinson Street, Syracuse, NY and Lauren Barren, Esq., Weaver, Mancuso, Fame PLLC, 268 Allen St, Rochester, NY.

No one spoke in favor or against the request.

Following further discussion, a motion to approve was made by Michael Stanton and seconded by Honora Spillane. Nicholas Petragrani disclosed that he is Senior Vice Present of CPC, which financed the acquisition of the property and will be financing its redevelopment. The motion carried unanimously with Nicholas Petragrani abstaining.

2) V-19-29

Use Variance – Waive Permitted Uses
102 and 104 East Kennedy Street
Establish (Maintain) a Three-Family Dwelling
Jermain Armfield (Owner)
Residential, Class AA

A Use Variance request to establish (maintain) a three-family dwelling by waiving allowed uses on property located at 102 East Kennedy Street, owned by Jermain Armfield, and 104 East Kennedy Street, owned by the Greater Syracuse Property Development Corporation, zoned Residential, Class AA, pursuant to Part B, Section I, Article 4 (Residential, Class AA) and Part C, Section II, Article 2, 2 (Nonconforming Uses).

Terri Luckett, on behalf of the Greater Syracuse Property Development Corporation, 431 E Fayette St. Suite 375, Syracuse, NY 13202, which owns 104 East Kennedy Street, presented the application and the reasons for the requested waiver.

No one spoke in favor or against the request.

Following further discussion, a motion to approve, and to issue a Negative Declaration under SEQR, was made by Honora Spillane and seconded by Nicholas Petragani. The motion carried unanimously.

IV. New Business Items

1) V-18-30

Use Variance – Time Extension
301-303 Loomis Avenue
Establish (Maintain) a Two-Family Dwelling
Home HQ
Residential, Class A-1

A motion to approve was made by Nicholas Petragani and seconded by Michael Cheslik. The motion carried unanimously.

2) V-18-35

Use Variance – Time Extension
302-304 Gere Avenue
Establish a Two-Family Dwelling
Home HQ
Residential, Class A-1

A motion to approve was made by Nicholas Petragani and seconded by Honora Spillane. The motion carried unanimously.

V. Meeting Adjourned

A motion to adjourn at 1:44 pm was made by Michael Cheslik and seconded by Michael Stanton. The motion carried unanimously.