

Minutes
Board of Zoning Appeals
Common Council Chambers, City Hall
Thursday, April 2, 2020
1:00 p.m.

I. Stewart Koenig called the meeting to order at 1:02 p.m.

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

Summary of applications discussed:

- V-19-28M1

II. Adoption of the January 30, 2020 Meeting Minutes (SK, MS, MC, KG)

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

III. Adoption of the January 30, 2020 Resolutions (SK, MS, MC, KG)

None

IV. Public Hearings

1) V-19-28M1

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

An Area Variance Modification request to add a seventh dwelling unit on the first floor and make minor site changes by waiving the location of 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 District (Restricted), pursuant to Part B, Section IV, Article 3; and Part C, Section III, Article 1.

The owner/applicant, Matthew Paulus, 225 Wilkinson St., Syracuse, NY 13204, presented the proposal and the reasons for the request, and answered questions from the Board.

No one spoke in favor, or against the request.

A motion to approve was made by Michael Stanton and seconded by Honora Spillane. Following further discussion the motion carried unanimously.

V. Authorizations for April 23, 2020

1) V-20-01

Area Variance – Waive the Required Front Yard
3600-3662 East Genesee Street
Establish Accessory Parking
May Memorial Unitarian Universalist Society (Owner)
Residential, Class A-1

2) V-20-02

Use Variance - Uses Permitted
213 Essex Street
Establish (Maintain) a Four-Family Dwelling
Nicholas C. Dimkos (Owner/Applicant)
Residential, Class A-1

A motion to approve was made by Karen Gillett and seconded by Honora Spillane. The motion passed unanimously.

VI. Meeting Adjourned

A motion to adjourn at 1:10 pm was made by Otis Jennings and seconded by Michael Cheslik. The motion carried unanimously.