

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.

Consistent with the Governor’s March 7, 2020 Executive Order declaring a Coronavirus (Covid-19) State of Emergency, in person public meetings and hearings are NOT being conducted in the Common Council Chambers, and the entirety of the meeting was conducted remotely via the WebEx conferencing system.

Members Present

Stewart Koenig, Chairman	Yes
Nicholas Petragrani	Yes
Michael Stanton	Yes
Michael Cheslik	Yes
Honora Spillane	Yes
Karen Gillette	Yes
Otis Jennings	Yes

Staff Present

Heather Lamendola	Yes
Lisa Welch	Yes
Kathryn Ryan	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 Petragrani 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 an Accessory Parking  
May Memorial Unitarian Universalist Society (owner/applicant)  
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 Gillette 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.