

Minutes
City of Syracuse
Board of Zoning Appeals
Thursday, April 23, 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 Petragnani | 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-20-01 V-20-02

II. Adoption of the April 2, 2020 Meeting Minutes (SK, NP, MS, MC, NS, KG, OJ)

A motion to approve was made by Michael Cheslik and seconded by Michael Stanton. The motion carried unanimously. Nicholas Petragnani and Otis Jennings were not present for the vote.

III. Adoption of the April 2, 2020 Resolutions (SK, NP, MS, MC, NS, KG, OJ)

A motion to approve was made by Michael Cheslik and seconded by Otis Jennings. The motion carried unanimously. Nicholas Petragnani and Otis Jennings were not present for the vote.

IV. Public Hearings

1) V-20-01

Area Variance-Waive the Required Front Yard
3800-3862 East Genesee Street
Establish Accessory Parking
May Memorial Unitarian Universalist Society (owner/applicant)
Residential, Class A-1

An Area Variance request to establish accessory parking by waiving the required front yard on property located at 3600-3662 East Genesee Street, owned by the May Memorial Unitarian Universalist Society, zoned Residential, Class A-1, pursuant to Part B, Section 1, Article 1.

Don Milmore, representing the May Memorial Unitarian Universalist Society, residing at 426 Churchill Lane, Fayetteville, NY 13066, presented the request to the Board and answered questions. Terry Horst, the project designer, residing at 956 Westcott Street, Syracuse, NY 13210 also presented information and answered questions.

Chris Bianchi, of 207 Gertrude Street, Syracuse, NY 13203 spoke in opposition to the proposal stating that additional screening should be provided along East Genesee Street. Lelah Bianchi submitted written comments that the parking area has been increasing and encroaching little by little year after year. The comments received via e-mail were read into the record.

No one spoke in favor of the application.

The applicant recently submitted a modified plan to address DPW transportation planner comments, which was still in the process of being reviewed by the DPW.

A motion to hold the hearing open until the May 14, 2020 meeting was made by Michael Stanton and seconded by Michael Cheslik. The motion carried unanimously. Honora Spillane was not present for the vote.

- 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 Use Variance request to establish (maintain) a four-family dwelling by waiving the uses permitted on property located at 213 Essex Street, owned by Nicholas C. Dimkos, zoned Residential, Class A-1, pursuant to Part B, Section I, Article 1.

Nicholas C. Dimkos, owner of the property, who resides at 1129 Avery Avenue, Syracuse, NY 13204 presented the application and answered questions from the Board. The applicant's designer, Sheldon Williams, who resides at 511 Hawley Avenue, Syracuse, NY 13203, assisted with information and questions.

No one spoke in favor of the application.

Jeremy Lawton, 920 Avery Avenue, Syracuse, NY 13204, spoke against the application.

A motion to approve was made by Michael Stanton and seconded by Nicholas Petragnani. Following further discussion the motion passed unanimously. Honora Spillane was not present for the vote.

V. Authorizations for May 14, 2020

- 1) V-20-01 (Continuation)
Area Variance - Waive the Required Front Yard
3800-3862 East Genesee Street
Establish Accessory Parking
May Memorial Unitarian Universalist Society (owner/applicant)
Residential, Class A-1

- 2) V-85-05M1
Use Variance Modification-Expand Two Family Dwelling
126 Gere Avenue
Expand the Second Floor
Greater Syracuse Land Bank (owner)
110 Knowland, LLC (applicant)
Residential, Class A-1

- 3) V-20-04
Use Variance-Waive Permitted Uses
2520 South Salina Street
Establish Light Manufacturing, Office, and Daycare Uses
Greater Syracuse Land Bank (owner)
Access Global Enterprises, LLC (applicant)
Residential, Class AA

- 4) V-20-05
Area Variance-Waive Required Yards and Screening
2504 South Salina Street
Greater Syracuse Land Bank (owner)
Access Global Enterprises, LLC (applicant)
Local Business, Class A

A motion to authorize the requested hearings was made by Michael Cheslik and seconded by Nick Petragani. The motion passed unanimously. Honora Spillane was not present for the vote.

VI. Meeting Adjourned

A motion to adjourn at 2:13 pm was made by Michael Cheslik and seconded by Nicholas Petragani. The motion carried unanimously. Honora Spillane was not present for the vote.