

Minutes
City of Syracuse
Board of Zoning Appeals
Thursday, May 14, 2020
1:00 p.m.

I. Stewart Koenig called the meeting to order at 1:00 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	No
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- 85-05M1 V-20-04 V-20-05

II. Adoption of the April 23, 2020 Meeting Minutes (SK, NP, MS, MC, NS, KG, OJ)

Michael Cheslik noted V-20-01 public commenter name and address corrections. A motion to approve as amended was made by Michael Cheslik and seconded by Michael Stanton. The motion carried unanimously. Honora Spillane and Karen Gillette were not present for the vote.

III. Adoption of the April 32, 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. Honora Spillane and Karen Gillette were not present for the vote.

IV. Public Hearings

1) V-20-01 (Continued)

Area Variance-Waive 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.

The applicant submitted a modified plan to address comments from the DPW transportation planner, the Fire Department, and the public.

No one spoke in favor or in opposition of the application.

A motion approve was made by Otis Jennings and seconded by Michael Cheslik. Following further discussion the motion carried unanimously.

2) V-85-05M1

Use Variance Modification – Waive Permitted Uses

126 Gere Avenue

Expand the Second Floor of a Two-family Dwelling and Waive Required Parking

Greater Syracuse Land Bank (Owner)

110 Knowland, LLC (Applicant)

Residential, Class A-1

A Use Variance Modification request to expand the second floor of a two-family dwelling by waiving the uses permitted on property located at 126 Gere Avenue, owed by the Greater Syracuse Land Bank, zoned Residential, Class A-1, pursuant to Part B, Section I, Article 1.

Terri Luckett, on behalf of the Greater Syracuse Property Development Corporation, 431 E Fayette St. Suite 375, Syracuse, NY 13202 presented the application and the reasons for the requested waiver. Jeffrey Jollar, who resides at 218 High Bridge Ave Apt 6, Fayetteville, NY 13066 and represents the applicant, 100 Knowland, LLC, answered questions.

No one spoke in favor or in opposition to the application.

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

3) V-20-04

Use Variance-Waive Permitted Uses and Required Parking

2520 South Salina Street

Establish Light Manufacturing, Office, and Daycare Uses

Greater Syracuse Land Bank (owner)

Access Global Enterprises, LLC (applicant)

Residential, Class AA

A Use Variance request to establish light manufacturing (dental lab), office, and day care uses and required property on property located at 2520 South Salina Street, owed by the Greater Syracuse Land Bank, zoned Residential, Class AA, pursuant to Part B, Section I, Article 4.

Katelyn Wright, on behalf of the Greater Syracuse Property Development Corporation, 431 E Fayette St. Suite 375, Syracuse, NY 13202 presented the application and the reasons for the requested waivers. Available to answer questions were project designer, Ed Keplinger, Keplinger Freeman Associates, 6320 Fly Road, Suite 109, East Syracuse, NY 13057; and Dr. Shanelle, Access Global Enterprises, LLC, 622 David Drive, North Syracuse, NY 13212.

Joe Bright, Dunk and Bright Furniture, 2648 South Salina Street, Syracuse, NY 13205 and Helen Hudson, Common Council President, 314 City Hall, Syracuse, NY 13202 provided written comments in favor of the application. No one spoke in opposition to the application.

A motion to approve was made by Michael Cheslik and seconded by Otis Jennings. Following further discussion the motion passed unanimously.

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

Katelyn Wright, on behalf of the Greater Syracuse Property Development Corporation, 431 E Fayette St. Suite 375, Syracuse, NY 13202 presented the application and the reasons for the requested waivers. Available to answer questions were project designer, Ed Keplinger, Keplinger Freeman Associates, 6320 Fly Road, Suite 109, East Syracuse, NY 13057; and Dr. Shanelle, Access Global Enterprises, LLC, 622 David Drive, North Syracuse, NY 13212.

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

V. Authorizations for June 4, 2020

- None

VI. Meeting Adjourned

A motion to adjourn at 2:09 pm was made by Michael Stanton and seconded by Honora Spillane. The motion carried unanimously.