

Minutes
City of Syracuse
Board of Zoning Appeals
Thursday, August 27, 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	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

I. Adoption of the August 6, 2020 Meeting Minutes (SK, MS, NP, MC, HS, KG, OJ)

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

II. Adoption of the August 6, 2020 Resolutions

A motion to approve was made by Nora Spillane and seconded by Michael Stanton. The motion carried unanimously

III. Public Hearings

1) V-20-08

Use Variance-Waive Permitted Uses
148 and 150-152 West Matson Avenue
Establish (Maintain) a Two-Family Dwelling
James Thorton (Owner/Applicant)
Greater Syracuse Property Development Corporation (Owner/Applicant)
Residential, Class A-1

Terri Luckett, Greater Syracuse Land Bank, 431 E. Fayette Street, Suite 375
Syracuse, NY 13202, presented the application to the Board and discussed the necessary waiver and reason for the request.

No one spoke in favor or against the application.

A motion to approve and to issue a Negative Declaration for the Unlisted Action under SEQR was made by Nicholas Petragrani and seconded by Michael Stanton. Following further discussion the motion passed unanimously.

2) V-82-35 M1

Use Variance Modification
4902 South Salina Street
Maintain Six Family Dwelling/Floor Plan Modifications
Greater Syracuse Property Development Corporation
Residential, Class A-1

Terri Luckett, Greater Syracuse Land Bank, 431 E. Fayette Street, Suite 375
Syracuse, NY 13202, presented the application to the Board and discussed the necessary
waiver and reason for the request.

The contract purchaser, Adam Bushey, Responsive to Our Community, 1 Rhode Island
Ave NE Washington DC 20001 presented additional information and answered questions.

No one spoke in favor of the application.

Speaking against the application were Kathleen Cloud, 4927 South Salina Street,
Syracuse, NY. In addition, Fred Cleaver, 4889 South Salina Street, Syracuse, NY 13205
requested that the illegal front yard parking be addressed.

A motion to approve and to issue a Negative Declaration for the Unlisted Action under
SEQR was made by Otis Jennings and seconded by Nora Spillane. Following further
discussion the motion passed unanimously.

III. New Business

1) Rehearing Request

V-16-06

Use Variance-Permitted Uses
236-238, and 242-248 Park Avenue
Establish an Accessory Parking Lot
Jorge Muller (Owner/Applicant)
Residential, Class A

John Marzocchi, Esq., Germain & German, LLP, Counselors at Law, 314 East Fayette
Street, Syracuse, NY 13202 presented his client's request to rehear the application V-16-
06. Jorge Muller, property owner, 637 West Genesee Street, Syracuse, NY 13204,
answered questions from Board members.

Nicholas Petragnani made a motion to rehear the application V-16-06 and was seconded
by Stew Koenig. Nora Spillane and Karen Gillette voted in favor. Michael Stanton and
Michael Cheslik voted against. The motion required a unanimous vote and, therefore, the
motion did not carry.

IV. Authorizations for the September 17, 2020 Meeting

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

V. Meeting Adjourned

A motion to adjourn the meeting at 1:59 pm was made by Nicholas Petragani and seconded by Michael Cheslik. The motion carried unanimously.