

Minutes  
City of Syracuse  
Board of Zoning Appeals  
Thursday, October 8, 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	Late

Staff Present

Heather Lamendola	Yes
Lisa Welch	Yes
Kathryn Ryan	Yes

I. Adoption of the September 17, 2020 Meeting Minutes (SK, MC, KG, OJ)

A motion to approve was made by Michael Cheslik and seconded by Otis Jennings. The motion carried unanimously.

II. Adoption of the September 17, 2020 Resolutions (SK, MC, KG, OJ)

A motion to approve V-20-09 and V-20-10 with a noted correction was made by Michael Cheslik and seconded by Stew Koenig. The motion carried unanimously.

III. Discussion

1) ReZone Update

Dan Kwasnowski, Director, Syracuse – Onondaga County Planning Agency, gave an overview of how SEQR comments related to Equity and Affordable Housing, and the Certificate of Suitability provision in the current Zoning Ordinance would be addressed in the proposed ReZone law. A discussion followed and Board members asked questions and provided comments.

2) BZA SEQRA Classification and Intent to Act as Lead Agency

V-20-11 and CA-20-01

Variance and Certificate of Appropriateness Applications to Demolish Portions of a Property in order to Facilitate New Construction to Establish 202 Dwelling Units with Amenity Space

910 Madison Street

Society of Concord (owner)

LMP Syracuse Property Owner, LLC (applicant)

Residential, Class B

A motion to classify the proposed action as a Type I and to establish the City of Syracuse Board of Zoning Appeals as Lead Agency pursuant to the State Environmental Quality Review Act for the project known as the Syracuse Standard apartment building on property situated at 910 Madison Street was made by Nicholas Petragrani and seconded by Michael Stanton. The motion passed unanimously.

## II. Public Hearings

- 1) V-20-12  
Area Variance-Required Rear Yard  
511 Sedgwick Drive  
Construct an Addition  
Edward Marsallo (Owner/Applicant)  
Residential, Class A-1

Bob Abbott, 2501 James Street, Syracuse, NY, 13206 architect for the owner, presented the variance application and discussed the necessary waiver and reason for the request.

No one spoke in favor, or against, the application.

A motion to approve was made by Michael Cheslik and seconded by Nicholas Petragrani. Following further discussion the motion passed unanimously. Otis Jennings was not present for the public hearing and abstained from the vote.

- 2) V-20-13  
Use Variance-Permitted Uses  
105 Euclid Terrace  
Expand a Nonconforming Two-Family Dwelling  
Laura Calandra and Michael Amadori (Owner/Applicant)  
Residential, Class A-1

The owners, Laura Calandra and Michael Amadori, 105 Euclid Terrace, Syracuse, NY 13210, presented the variance application and discussed the necessary waivers and reason for the request.

No one spoke in favor, or against, the application.

A motion to approve was made by Michael Cheslik and seconded by Honora Spillane. Following further discussion Michael Cheslik, Nicholas Petragrani, and Honora Spillane voted to pass the motion; and Michael Stanton, Stew Koenig, and Karen Gillette voted to deny the motion. The motion failed to carry. Otis Jennings was not present for the public hearing and abstained from the vote.

- 3) V-20-14  
Area Variance-Required Front Yard  
131 Rider Avenue  
Construct a Front Entrance Landing/Stairway  
Patricia Simms (Owner/Applicant)  
Residential, Class A-1

Jim Williams, Home HQ, Suite 100, Syracuse, NY 13204 presented the variance application on behalf of the owner, and discussed the necessary waivers and reason for the request.

No one spoke in favor, or against, the application.

A motion to approve was made by Michael Cheslik and seconded by Nicholas Petragani. Following further discussion the motion carried unanimously. Otis Jennings was not present for the public hearing and abstained from the vote.

4) V-20-15

Use Variance-Permitted Uses  
207 Milburn Drive  
Establish a Livery Use (Medical Transport Service)  
Alma J. White (Owner)  
Care Fare, LLC (Applicant)  
Residential, Class A-1

Brian Brouhard, CHA, One Park Place, 300 South State St, Suite 600, Syracuse, NY 13202, presented the variance application on behalf of the owner and applicant, and discussed the necessary waivers 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 an Unlisted Action pursuant to SEQR was made by Michael Stanton and seconded by Honora Spillane. Following further discussion the motion carried unanimously.

III. Authorizations for the October 29, 2020 Meeting

A motion to approve was made by Nicholas Petragani and seconded by Honora Spillane. The motion carried unanimously.

IV. Meeting Adjourned

A motion to adjourn the meeting at 3:05 P.M. was made by Karen Gillette and seconded by Nicholas Petragani. The motion carried unanimously.