

Minutes
City of Syracuse
Board of Zoning Appeals
Thursday, November 19, 2020
1:00 p.m.
Via WebEx

I. Meeting called to order at 1:04 p.m.

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

II. Approval of Minutes

A motion to approve the October 29, 2020 meeting minutes with the noted typo correction was made by Otis Jennings and seconded by Michael Cheslik. The motion carried unanimously. Michael Stanton and Karen Gillette were not present for this vote.

III. Adoption of Resolutions

A motion to adopt the October 29, 2020 resolutions was made by Michael Cheslik and seconded by Honora Spillane. The motion carried unanimously. Michael Stanton and Karen Gillette were not present for this vote.

IV. Public Hearings

1) V-20-18

Use Variance-Waive Permitted Uses
109 and 107 Olive Street
Expand a Non-conforming Use
Mr. David Perdomo and Greater Syracuse Land Bank (Owners/Applicants)
Residential, Class A-1

Terri Luckett and Kaitlyn Wright, Greater Syracuse Land Bank, 431 E. Fayette Street, Suite 375 Syracuse, NY 13202, presented the application to the Board, answered questions, 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 Karen Gillette. Following further discussion the motion carried unanimously.

2) V-20-19

Use Variance-Waive Permitted Uses
5300-5302 South Salina Street
Establish a Retail Use

Animal Alliance of Greater Syracuse, Inc. (Owner)
Faisal Nagi (Applicant)
Residential, Class A-1

The owner's attorney, Joshua Werbeck, with Bosquet Holstein, PLLC, 110 W. Fayette St., Suite 1000, Syracuse, NY 13202; the applicant's architect, Bill Pitcher with Pitcher Architect PLLC, 124 Feigel Avenue Syracuse, NY 13203; and the applicant's attorney, Eman Abraham, Esq., Abraham Law, PLLC, 1001 James Street, Suite 201, Syracuse, New York 13203; and David Baritell, Howard Hanna Real Estate, 6866 East Genesee Street, Fayetteville, NY 13066 presented the variance application, discussed the necessary waivers and reason for the request.

No one spoke in favor of the request. Nineteen people spoke in opposition to the request.

In addition to a petition with 63 signatures and 105 written comments that were received in opposition to the request.

After discussion and review, a motion to deny the request was made by Michael Cheslik and seconded by Karen Gillette. Following further discussion the motion carried unanimously. Honora Spillane left the meeting early and was not present for this vote.

V. Authorizations

A motion to authorize those cases listed for the for the December 10, 2020 meeting was made by Michael Cheslik and seconded by Otis Jennings. The motion carried unanimously. Honora Spillane left the meeting early and was not present for this vote.

VI. Adjourn

A motion to adjourn the meeting at 3:00 P.M. was made by Otis Jennings and seconded by Michael Cheslik. The motion carried unanimously. Honora Spillane left the meeting early and was not present for this vote.