

Minutes  
City of Syracuse  
Board of Zoning Appeals  
Thursday, December 10, 2020  
1:00 p.m.  
Via WebEx

I. Meeting called to order at 1:02 p.m.

Members Present

Stewart Koenig, Chairman	Yes
Nicholas Petragnani	Yes
Michael Stanton	Yes
Michael Cheslik	Yes
Honora Spillane	No
Karen Gillette	Yes
Otis Jennings	Yes

Staff Present

Heather Lamendola	Yes
Lisa Welch	Yes
Kathryn Ryan	Yes

II. Approval of the November 19, 2020 Minutes

A motion to approve was made by Michael Cheslik and seconded by Michael Stanton. Nicholas Petragnani was not present on November 19, 2020 and abstained. The motion carried 4-0-1.

III. Adoption of the November 19, 2020 Resolutions

A motion to approve was made by Michael Cheslik and seconded by Otis Jennings. Nicholas Petragnani was not present on November 19, 2020 and abstained. The motion carried 4-0-1.

IV. Public Hearings

1) V-20-20

Area Variance-Waive Required Front Yard  
316 Greenwood Place  
Establish On-Site Parking  
Stephen and Gayle Thorley (Owners/Applicants)  
Residential, Class A-1

Stephen Thorley, 316 Greenwood Place, Syracuse, NY 13210 and the owners' representative, Dan Reeder, Greenscapes, 6976 E Seneca Turnpike, Jamesville, NY 13078 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 deny the request was made by Michael Cheslik, with no second. Discussion followed.

A motion to approve the request was then made by Nicolas Petragnani and seconded by Stewart Koenig. Following further discussion the motion carried 5-1, with Michael Stanton voting against the motion.

2) V-20-21

Area Variance-Waive Required Front Yard and Driveway Width  
230 Garfield Avenue  
Establish (Maintain) a Driveway  
Latoya Allen (Owner/Applicant)  
Residential, Class AA

Kaitlyn Wright, Greater Syracuse Land Bank, 431 E. Fayette Street, Suite 375  
Syracuse, NY 13202 and Latoya Allen, 230 Garfield Avenue, Syracuse, NY 13205  
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 Otis Jennings.  
Following further discussion the motion carried unanimously.

V. New Business

A motion to approve the 2021 BZA Meeting Schedule was made by Nicholas Petragnani  
and seconded by Karen Gillette. The motion passed unanimously.

VI. Discussion

1) V-20-11

Variance 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

The Board discussed the responses returned to them as a result of the request to act  
as Lead Agency and additional supporting information under SEQR. The Board also  
discussed authorizing the request for a public hearing.

Chairperson Stew Koenig asked if the applicant's representative wished to add any  
information to the discussion. James Trasher of Clough Harbor & Associates,  
representative of the applicant, and John Langey of Costello, Cooney, & Fearon,  
attorney for the applicant, requested that the Board authorize a hearing for the  
proposal. Chairperson Stew Koenig asked if there were any other persons who  
wished to add any additional information at this time. Attorney Doug Zamelis of  
The Law Office of Douglas H. Zamelis stated that he would be submitting

information on his client behalf, owner of Sherbrooke Apartments, a neighboring property, at the time of the hearing.

The Board decided to authorize a public hearing for the January 7, 2021 meeting schedule.

VII. Authorizations for January 7, 2021

- 1) V-20-17  
Use Variance-Waive Permitted Uses  
1154 Grant Boulevard  
Establish a Retail Use  
Mohammed Nasher (Owner/Applicant)  
Residential, Class A
  
- 2) V-20-11  
Area Variance-Waive Density, Required Yards, and Structural Coverage  
910 Madison Street  
Demolish Portions of a Property in order to Facilitate New Construction to Establish  
202 Dwelling Units with Amenity Space  
Society of Concord (owner)  
LMP Syracuse Property Owner, LLC (applicant)  
Residential, Class B

A motion to approve the authorization for case # 1 was made by Nicholas Petragani and seconded by Michael Cheslik. The motion carried unanimously.

A motion to approve the authorization for case # 2 was made by Michael Cheslik and seconded by Nicholas Petragani. The motion carried unanimously.

VIII. Adjourn

A motion to adjourn was made by Karen Gillette and seconded by Nicholas Petragani. The motion passed unanimously. The meeting was adjourned at 2:15 p.m.