

Minutes
City of Syracuse
Board of Zoning Appeals
Thursday, January 7, 2021
1:00 p.m.
Via WebEx

I. Meeting called to order at 1:03 p.m.

Members Present

| | |
|--------------------------|-----|
| Stewart Koenig, Chairman | Yes |
| Nicholas Petragnani | 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 |

II. Approval of the December 10, 2020 Minutes

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

III. Adoption of the December 10, 2020 Resolutions

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

IV. Public Hearings

1) V-20-11

Variance-Waive Required Yards, Structural Coverage, and Density

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

The applicant's attorney, John Langey, Costello, Conney & Fearon, PLLC, 211 West Jefferson Street, Syracuse, NY 13202, introduced the application. The applicant's engineer, James Trasher, CHA Consulting, 300 South State Street, Suite 600, Syracuse, NY 13202 presented additional details including the site plan.

Mr. Langey stated that the project plans have informally been reviewed by the Syracuse Landmark Preservation Board. Mr. Langey summarized the most-recent plans, submitted to the Zoning Office late afternoon on 01/06/2020, which according to Mr. Langey now includes seven floors, 199 dwelling units, 600 beds, and various façade changes.

The applicant's representative, Aaron Stange with LMP Syracuse Property Owner, LLC, 315 Oconee Street, Athens, GA 30601 and architect, John Harding, CUBE3, 370 Merrimack Street, Suite 337, Lawrence MA 01843 summarized previous discussions with the Syracuse Landmark Preservation Board and answered questions from the Board.

The Zoning Office received five letters in favor of the application, and three additional individuals presented their comments in favor at the public hearing.

The Zoning Office received 22 letters against the application, and three additional individuals presented their comments in opposition at the public hearing.

Considering new plans have been submitted that have not yet been able to be reviewed, a motion to hold the public hearing open was made by Otis Jennings and seconded by Karen Gillette. The motion passed unanimously.

- 2) V-20-17
Use Variance-Waive Permitted Uses and Required Parking
1154 Grant Boulevard
Establish a Retail Use
Mohammed Nasher (Owner/Applicant)
Residential, Class A

The applicant's architect, Bill Pitcher with Pitcher Architect PLLC, 124 Feigel Avenue Syracuse, NY 13203 presented the variance application, discussed the necessary waivers and reason for the request.

No one spoke in favor of the application.

The Zoning Office received 81 comments and a petition with 95 signatures in against the request, and 23 individuals commented in opposition at the public hearing.

A motion to deny was made by Otis Jennings and seconded by Michael Stanton. Following further discussion the motion carried unanimously. Nicholas Petragnani was not present.

V. Authorizations for January 28, 2021

- 1) V-20-11 (Continuation)
Variance-Waive Required Yards, Structural Coverage, and Density
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

- 2) V-21-01
Use Variance-Waive Permitted Uses
249, 255, and 261 Baker Avenue
Expand a Nonconforming Use (Resubdivision)
Bennie McDonald and Greater Syracuse Property Development
Corporation (owners/applicants)
Residential, Class AA

A motion to approve the authorization made by Michael Cheslik and seconded by Michael Stanton. The motion carried unanimously.

VI. Adjourn

A motion to adjourn was made by Michael Cheslik and seconded by Honora Spillane. The motion passed unanimously. The meeting was adjourned at 5:24 p.m.