

Minutes
City of Syracuse
Board of Zoning Appeals
Thursday, April 22, 2021
1:00 p.m.
Via WebEx

I. Meeting called to order at 1:00 p.m.

Members Present

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

Staff Present

Heather Lamendola	Yes
Lisa Welch	Yes
Kathryn Ryan	Yes

II. Approval of the April 1, 2021 Minutes (SK, MS, MC, HS, KG, OJ)

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

III. Adoption of the April 1, 2021 Resolutions (SK, MS, MC, HS, KG, OJ)

A motion to approve Resolutions V-82-015 M1 and V-20-16 was made by Otis Jennings and seconded by Michael Cheslik. The motion carried unanimously.

IV. New Business

1) SEQRA Declaration and Intent to Act as Lead Agency

Area Variance Request to Demolish Portions of a Property in order to Facilitate New Construction to Establish 210 Dwelling Units with Amenity Space
910 Madison Street
Society of Concord (owner)
LMP Syracuse Property Owner, LLC (applicant)
Residential, Class B

Stew Koenig reminded all for the record that he is a congregant of the Temple Concord.

It was established that the Area Variance request exceeds two thresholds of 6 NYCRR Part 617, State Environmental Quality Review, paragraph 617.4(b), and is, therefore, a Type I Action. Part One of the Full Environmental Assessment Form was completed by the applicant and submitted with the application.

The attorney Brody Smith with the law firm of Barclay Damon, who is assisting the City, spoke to the Board and explained the SEQRA process.

Following further discussion, a motion to classify the action as Type I and declare intent to act as Lead Agency was made by Michael Stanton and seconded by Otis Jennings. The motion passed unanimously.

The attorney for the applicant, Rich Andino with the law firm of Costello, Cooney & Fearon, requested that the Board authorize a public hearing for their next meeting on May 13, 2021. Following further discussion it was determined that authorizing a public hearing at this time would be premature.

- 2) V-18-25 M2
Use Variance-Modification
411 West Colvin Street
Modify Basement Floor Plan (Senior Housing)
St. Anthony's Association Housing (owner/applicant)
Residential, Class AA

The applicant's architect, Matthew Lupiani, AIA, with the firm of SWBR, was in attendance and answered questions from the Board.

A motion to approve was made by Michael Stanton and seconded by Michael Cheslik. Following further discussion the motion passed unanimously.

V. Public Hearing Authorizations for May 13, 2021

A motion to authorize public hearings for V-21-02, V-21-05, and V-21-06 was made by Michael Cheslik and seconded by Michael Stanton. The motion passed unanimously.

VI. Adjourn

A motion to adjourn at 1:33 pm was made by Michael Stanton and seconded by Otis Jennings. The motion passed unanimously.