

Minutes
City of Syracuse
Board of Zoning Appeals
Thursday, May 13, 2021
1:00 p.m.
Via WebEx

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

Members Present

Stewart Koenig, Chairman	Yes
Nicholas Petragani	No
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 April 22, 2021 Minutes (SK, MS, MC, OJ)

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

III. Public Hearings

- 1) V-21-02 (*Continuation from 3/11/2021*)
Area Variance-Waive Required Parking
1011-1013 Park Street
Establish a Restaurant and Two Dwelling Units
Hasan Muse and Salat Muse (Owners/Applicants)
Local Business, Class A

The applicants' architect, William J Pitcher, 124 Feigel Ave, Syracuse, NY 13203, presented the application to the Board, answered questions, and discussed the necessary waiver and reason for the request.

The Board noted that there was a door between the business lavatory and the rear apartment on the first floor. The architect stated that it will be removed from the plan.

Speaking in favor of the application was Dallas Bryson, Small Business Facilitator, NEHDA, 101 Gertrude St, Syracuse, NY 13203. No one spoke against the application.

A motion to approve was made by Michael Stanton and seconded by Otis Jennings. Following further discussion the motion carried unanimously.

- 2) V-21-05
Area Variance-Waive Required Front and Side Yards, Lot Width, Density, and Parking
917 Butternut Street
Establish a Two-Family Dwelling
Tiger Tiger (Owner/Applicant)
Local Business, Class A

The applicant's architect, William J Pitcher, 124 Feigel Ave, Syracuse, NY 13203 presented the application to the Board, answered questions, 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 Stanton and seconded by Michael Cheslik. Following further discussion the motion carried unanimously.

- 3) V-21-06
Area Variance-Waive Required Front, Side, and Rear Yards, Structural Coverage, Lot Width, Density, and Parking
334 Green Street
Establish a Two-Family Dwelling
A Tiny Home for Good (Owner/Applicant)
Residential, Class B

The applicant, Andrew Lunetta, Executive Director, A Tiny Home for Good, 514 Rowland St, Syracuse, NY 13204, and the project architect, Craig Polhamus, 114 E. Genesee St, Fayetteville, NY 13066, presented the application to the Board, answered questions, and discussed the necessary waivers and reason for the request.

Speaking in favor of the application was Katelyn Wright, Executive Director, Greater Syracuse Land Bank, 431 E. Fayette St, Suite 375 Syracuse, NY 13202. No one spoke against the application.

A motion to approve was made by Otis Jennings and seconded by Michael Stanton. Following further discussion the motion carried unanimously.

IV. New Business

- 1) V-18-24
Time Extension
Area Variance-Waive Required Density, Lot Width, and Parking
337 Park Street
Establish a Two-Family Dwelling
Greater Syracuse Property Development Corporation (owner/applicant)
Residential, Class A

The applicant, Katelyn Wright, Executive Director, Greater Syracuse Land Bank, 431 E. Fayette St, Suite 375 Syracuse, NY 13202 was present and answered questions from the Board.

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

V. Public Hearing Authorizations for June 3, 2021

- 1) V-21-07
Area Variance-Waive Required Yards, Structural Coverage, and Density
Partial Demolition and New Construction
Establish 210 Dwelling Units with Amenity Space
910 Madison Street
Society of Concord (owner)
LMP Syracuse Property Owner, LLC (applicant)
Residential, Class B

A motion to authorize a public hearing for V-21-07 was made by Michael Stanton and seconded by Michael Cheslik. The motion passed unanimously.

VI. Adjourn

A motion to adjourn at 1:44 pm was made by Otis Jennings and seconded by Michael Cheslik. The motion passed unanimously.