

Minutes
City of Syracuse
Board of Zoning Appeals
Thursday, June 3, 2021
1:00 p.m.
Via WebEx

I. Meeting called to order at 1:01 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	No

Staff Present

Heather Lamendola	Yes
Lisa Welch	Yes
Kathryn Ryan	Yes

II. Approval of the May 13, 2021 Minutes (SK, MS, MC, KG, OJ)

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

III. Adoption of the May 13, 2021 Resolutions (SK, MS, MC, KG, OJ)

V-21-02 V-21-05 V-21-06

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

IV. New Business

1) V-18-20

Time Extension

Use Variance – Uses Permitted

101-103 Belle Avenue

Establish (maintain) a Two-Family Dwelling

Devon Watson (owner)

Greater Syracuse Property Development Corporation (applicant)

Residential, Class A-1

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

V. Public Hearings

1) V-21-07

Area Variance-Waive Required Yards, Structural Coverage, and Density

910 Madison Street

Partial Demolition and New Construction to Establish 210 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 and the reasons for the requests. Mr. Langey noted that the project includes 210 dwelling units (despite 213 dwelling units illustrated on the floor plans), and the current design of the parking garage and façade in response to comments from the previous application, V-20-11.

The applicant's engineer, Brian Bouchard, CHA Consulting, 300 South State Street, Suite 600, Syracuse, NY 13202 presented additional projects details including the site plan as well as the current design of the parking garage and the elimination of a transformer in response to comments from the previous application, V-20-11.

The applicant's representative, Aaron Stange with LMP Syracuse Property Owner, LLC, 315 Oconee Street, Athens, GA 30601 also discussed the project.

The applicant's architects, John Harding, CUBE3, 370 Merrimack Street, Suite 337, Lawrence MA 01843 and Mike O'Shea, QPK Design, 450 South Salina Street, Syracuse, NY 13202 presented the building's architectural design and materials in response to comments from the applicant's previous application, V-20-11.

The Zoning Office received 39 letters from members of the Temple Concord in favor of the application, 11 of which presented their comments at the public hearing, and one additional member from the public presented their comments as well.

The Zoning Office received 30 letters against the application, 15 of which presented their comments at the public hearing, and one additional member from the public presented their comments as well.

The applicant's attorney, John Langey, provided responses to several of the comments.

Following further discussion, a motion to close the public hearing was made by Honora Spillane and seconded by Michael Stanton. The motion passed unanimously.

The attorney Brody Smith with the law firm of Bond, Schoeneck & King, who is assisting the City, provided an overview of the SEQR process.

Brody Smith reminded the Board that on April 22, 2021 the Board classified the request as a Type I Action and Declared its Intent to Act as Lead Agency. Transmittals were sent to involved agencies and a coordinated review commenced. The involved agencies had no objection to the Board acting as Lead Agency. The Syracuse Landmark Preservation Board and the Office of Parks, Recreation, and Historic Preservation submitted comments.

Brody Smith walked the Board through the SEQR Part 2 Form – Identification of Potential Project Impacts and the following questions were checked “yes”: 10 – Impacts on Historic and Archeological Resources; 13 – Impacts on Transportation; 17 – Consistency with Community Plans; and 18 – Consistency with Community Character.

Brody Smith then walked the Board through the SEQR Part 3 Form – Evaluation of the Magnitude and Importance of Project Impacts, and Determination of Significance. A motion to issue a Positive Declaration for Impacts on Historic and Archeological Resources was made by Michael Stanton and seconded by Honora Spillane. The motion passed 5 – 1, with Stewart Koenig voting against the motion.

Following further discussion, a motion to table the SEQR proceedings while a Notice of Positive Declaration is prepared and filed was made by Michael Stanton and seconded by Michael Cheslik. The motion passed unanimously.

VI. Public Hearing Authorizations for June 24, 2021

- 1) V-21-09
Area Variance-Waive Yards and Structural Coverage
800-808 East Fayette Street
New Construction to Establish 193 Dwelling Units with Amenity Space
Michael Paigley (owner)
Gilbane Development Company (applicant)
Local Business, Class A
- 2) V-21-10
Area Variance-Waive Parking
329 Richfield Avenue
Expand a 13 foot wide driveway to 24 feet
Benjamin Farmer (owner/applicant)
Residential, Class A-1
- 3) V-21-11
Use Variance-Waive Permitted Uses and Parking
202 Richfield Avenue
Establish (Maintain) a Two-Family Dwelling
Rosina St. Denis Living Trust (owner/applicant)
Residential, Class A-1

A motion to authorize public hearings was made by Michael Cheslik and seconded by Michael Stanton. The motion passed unanimously.

VII. Adjourn

A motion to adjourn at 6:14 pm was made by Michael Cheslik and seconded by Honora Spillane. The motion passed unanimously.