

Minutes
City of Syracuse
Board of Zoning Appeals
Thursday, July 15, 2021
1:00 p.m.
Common Council Chambers

I. Meeting called to order at 1:06 p.m.

Members Present

Stewart Koenig, Chairman	Yes
Nicholas Petragnani	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. Adoption of the June 24, 2021 Minutes (SK, MS, MC, HS)

No action was taken as there was not a quorum of members who were present at the June 24, 2021 meeting.

III. Adoption of a June 3, 2021 Resolution (SK, MS, MC, HS, KG)

910 Madison Street (V-21-07) SEQR Positive Declaration

The attorney Brody Smith with the law firm of Bond, Schoeneck & King, who is assisting the City, drafted and explained the proposed SEQR Positive Declaration resolution and discussed letters submitted to the Board by The Law Office of Douglas H. Zamelis and Madison Court Condominium Association regarding the resolution.

A motion to approve the SEQR Positive Declaration resolution as drafted was made by Michael Stanton and seconded by Michael Cheslik. Following further discussion and questions, the motion passed unanimously.

Brody Smith then provided additional information on the SEQR process, including the next steps.

IV. Adoption of the June 24, 2021 Resolutions (SK, MS, MC, HS)

V-21-09 V-21-10 V-21-11

No action was taken as there was not a quorum of members who were present at the June 24, 2021 meeting.

V. Public Hearings

1) E-21-01

Exception-Expand a Public Utility
900-940 South Clinton Street
Upgrade and Expand the Temple Street Utility Substation
National Grid (owner/applicant)
Local Business, Class A

The applicant's representative, Ben Weisel, National Grid, 195 E. Old Country Road, Hicksville, NY 11801 presented the application, discussed the necessary exception and reasons for the request, and answered questions from the Board.

No one spoke in favor, or against the application.

A motion to approve was made by Otis Jennings and seconded by Mike Stanton. Michael Cheslik abstained. Following further discussion the motion passed 4-0-1.

2) V-79-066 M1

Area Variance-Waive Fence Height and Type
900-940 South Clinton Street
Install an eight foot high fence with barbed wire
National Grid (owner/applicant)
Industrial, Class A and Local Business, Class A

The applicant's representative, Ben Weisel, National Grid, 195 E. Old Country Road, Hicksville, NY 11801 presented the application, discussed the necessary waivers and reasons for the request, and answered questions from the Board.

No one spoke in favor, or against the application.

A motion to approve was made by Otis Jennings and seconded by Mike Stanton. Michael Cheslik abstained. Following further discussion the motion passed 4-0-1.

3) V-21-12

Use Variance-Waive Permitted Uses
120-122 Dell Street
Establish a Restaurant and a Retail Use
Sewer Alligator LLC (owner/applicant)
Residential, Class AA

Mr. William Pitcher, 124 Feigel Ave., Syracuse, NY 13203 presented the application, discussed the necessary waivers and reasons for the request, and answered questions from the Board. Norman Roth, member of Alligator Sewer LLC, 500 Westcott Street, 2nd Floor, Syracuse, NY 13210 and Jared Stafford-Hill, the owner Saint Urban Wine Bar & Restaurant, 124 Dell Street, Syracuse, NY 13210 presented additional information and answered questions from the Board.

Three members of the audience spoke in favor of the application. Three written comments in favor were also submitted. No one spoke against the application.

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

- 4) V-13-10M1
Use Variance-Waive Permitted Uses
1107 Bellevue Avenue
Expand a Hospitality House
Most Holy Rosary Church (owner/applicant)
Residential, Class AA

The applicant's architect, Mr. Jim Kittle, 239 E. Water St., Syracuse, NY 13202 presented the application, discussed the necessary waivers and reasons for the request, and answered questions from the Board.

Mr. David Haas, executive Director of Sarah's Guest House, 100 Roberts Ave., Syracuse, NY 13207 also spoke to the Board and answered questions.

Three persons spoke in favor of the application. Three letters in favor of the application were emailed to the Office of Zoning Administration.

No one spoke against the application.

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

VI. New Business

- 1) V-17-15
Time Extension
Area Variance-Waive Required Yards
728 East Genesee Street
Construct a 191 Unit Apartment Building with Retail Space on the First Floor
728 EGSU, LLC (owner/applicant)
Business, Class A

A motion to hold this New Business item open was made by Michael Stanton and seconded by Otis Jennings. Following further discussion the motion approved unanimously. The Board requested that the applicant present the request in person at a future meeting.

- 2) **V-06-08M1**
Use Variance-Waive Permitted Uses
702, 702 ½, 704, and 706 Danforth Street
Modify Approved Site Plan
Joseph's House for Women, Inc (owner/applicant)
Residential, Class A

A motion to hold this New Business item open was made by Michael Stanton and seconded by Michael Cheslik. Following further discussion the motion approved unanimously. The Board requested that the applicant present the request in person at a future meeting.

- 3) Reschedule Wednesday, September 15, 2021 meeting to Tuesday, September 14, 2021.

A motion to reschedule the Wednesday, September 15, 2021 meeting to Tuesday, September 14, 2021 was made by Michael Cheslik and seconded by Michael Stanton. Following further discussion the motion passed unanimously.

VII. Public Hearing Authorizations for August 9, 2021

A motion to authorize the public hearings was made by Mike Stanton and seconded by Otis Jennings. The motion passed unanimously.

VIII. Adjourn

A motion to adjourn at 2:43 pm was made by Otis Jennings and seconded by Michael Cheslik. The motion passed unanimously.