

Minutes  
City of Syracuse  
Board of Zoning Appeals  
Thursday, August 5, 2021  
1:00 p.m.  
Common Council Chambers

I. Meeting called to order at 1:11 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	No

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 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.

IV. Adoption of the July 15, 2021 Minutes (SK, MS, MC, KG, OJ)

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

V. Adoption of the July 15, 2021 Resolutions (SK, MS, MC, KG, OJ)

E-21-01      V-79-066 M1      V-21-12      V-13-10M1

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

VI. Public Hearings

- 1) **V-21-13**  
Area Variance-Waive Density and Required Parking  
405 East Division Street  
Establish (Maintain) Three Dwelling Units  
Dominick Zavaglia (owner/applicant)  
Local Business, Class A

The applicant's representative, Thomas M. Robertson, Esq., 333 East Onondaga St, Suite 200, Syracuse, NY 13202 presented the application, discussed the necessary waivers and reasons for the request, and answered questions from the Board. The owner and applicant, Domick Zavaglia, 430 South Avery Ave, #1, Syracuse, NY 13219 also answered questions from the Board.

No one spoke in favor, or against the application.

A motion to deny was made by Michael Stanton and seconded by Michael Cheslik. Following further discussion the motion failed to pass 3-1, with Stewart Koenig voting against the motion.

- 2) **V-21-14**  
Use Variance-Waive Permitted Uses  
215 (& 221) East Glen Avenue  
Establish (Maintain) a Two-Family Dwelling  
Greater Syracuse Property Development Corporation (owner/applicant)  
Residential, Class A-1

The applicant's representative, Terri Lockett, Greater Syracuse Property Development Corporation, 431 E. Fayette St, Suite 375, Syracuse, NY 13202, presented the application, discussed the necessary waivers and reasons for the request, and answered questions from the Board. Carol Green, 741 Westmoreland Ave, Syracuse, NY 13210, who is the contract purchaser, also answered questions from the Board.

No one spoke in favor of the application. Two persons spoke against the application.

A motion to hold the public hearing open pending additional information was made by Michael Stanton and seconded by Karen Gillette. The motion passed unanimously.

- 3) **V-21-15**  
Area Variance-Waive Minimum Lot Width  
517 Walnut Avenue  
Establish a Six-Family Dwelling  
Corner of Walnut, LLC (owner/applicant)  
Residential, Class B

The applicant's architect, Dave Mosher, 1035 7th North St, Liverpool, NY 13088 presented the application to the Board, presented the application, discussed the necessary waiver and reasons for the request, and answered questions from the Board. The owner, Jack Mamiye, Corner of Walnut, LLC, 200 E. 72nd St, Apt 14K, New York, NY 10021, also answered questions from the Board.

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 passed unanimously.

- 4) **V-21-16**  
Area Variance-Waive Required Parking  
100, 102, and 104 Green Street Court  
Construct a Three-Family Dwelling  
Greater Syracuse Property Development Corporation (owner)  
Tiny Homes for Good (applicant)  
Residential, Class B

The applicant, Andrew Lunetta, Executive Director, A Tiny Home for Good, 514 Rowland St, Syracuse, NY 13204 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 Michael Cheslik and seconded by Karen Gillette. Following further discussion the motion passed unanimously.

## VII. New Business

- 1) **V-17-15** (*continuation*)  
**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 Karen Gillette. Following further discussion the motion passed 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 Floor and Site Plan  
Joseph's House for Women, Inc (owner/applicant)  
Residential, Class A

Bronson Kopp, Executive Director of Joseph's House, 802 Court St, Syracuse, NY 13208 presented the request and answered questions from the Board.

A motion to approve with a Negative SEQR Declaration was made by Michael Cheslik and seconded by Michael Stanton. Following further discussion the motion passed unanimously.

VIII. Public Hearing Authorizations for August 26, 2021

A motion to authorize a public hearing for V-02-36M1 and the continuation of V-21-14 was made by Michael Cheslik and seconded by Karen Gillette. The motion passed unanimously.

IX. Adjourn

A motion to adjourn at 2:44 was made by Karen Gillette and seconded by Michael Stanton. The motion passed unanimously.