

Minutes  
City of Syracuse  
Board of Zoning Appeals  
Thursday, August 26, 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	Yes

Staff Present

Heather Lamendola	Yes
Lisa Welch	Yes
Kathryn Ryan	No

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 August 05, 2021 Minutes (SK, MS, MC, KG)

A motion to approve was made by Michael Cheslik and seconded by Michael Stanton. The motion passed unanimously. Otis Jennings was not present for this vote.

V. Adoption of the August 05, 2021 Resolutions (SK, MS, MC, KG)

V-21-13      V-21-15      V-21-16

A motion to approve was made by Michael Cheslik and seconded by Michael Stanton. The motion passed unanimously. Otis Jennings was not present for this vote.

VI. Public Hearings

- 1) 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 waiver and reasons for the request, and answered questions from the Board.

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

A motion to deny was made by Michael Cheslik and seconded by Otis Jennings. Following further discussion the motion passed 4-1 with Stewart Koenig voting against the motion.

- 2) V-02-36M1  
Area Variance-Waive Required Parking and Density  
308 Tompkins Street  
Establish Two Dwelling Units  
Gary Saxenian (owner/applicant)  
Local Business, Class A

The owner/applicant, Gary Saxenian of 108 Fireside Lane, Camillus, NY 13031 presented the application to the Board, 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 Stanton and seconded by Michael Cheslik. 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

The owner and application, Brian Sivin, 1 Saddle Lane, Roslyn Heights, NY 11577, presented the request to the Board and answered questions. A motion to approve was made by Michael Stanton and seconded by Karen Gillette. The motion passed unanimously.

VIII. Discussion

- 1) City of Syracuse Industrial Development Agency  
Notice of Intent to Act as Lead Agency for Coordinated SEQRA Review  
Mixed Use Project  
200 Maple Street, 111 South Beech Street, 1419 East Washington Street, and 1425 East Washington Street  
Syracuse Bread Factory LLC  
Local Business, Class A and Industrial, Class A

The Board reviewed the Notice. A motion to approve that the City of Syracuse Industrial Development Agency (SIDA) should serve as Lead Agency was made by Michael Stanton and seconded by Otis Jennings. The motion passed unanimously.

IX. Correspondence

- 1) Draft Scope 910 Madison Street Project  
Heather Lamendola handed out correspondence to the Board of Zoning Appeals from attorney John Langey, representing LMP Syracuse Property Owner, LLC, which included a Draft Scope for a project at 910 Madison Street prepared by the applicant, LMP Syracuse Property Owner, LLC. It was stated that the correspondence was received by the Office of Zoning Administration after the BZA's agenda was prepared, and therefore was not an official item on their agenda. Brody Smith, attorney assisting the City of Syracuse with SEQR, stated that BZA should review the document and be prepared to discuss it at their next meeting.

X. Adjourn

A motion to adjourn at 2:52 pm was made by Otis Jennings and seconded by Michael Stanton. The motion passed unanimously.