

Minutes
City of Syracuse
Board of Zoning Appeals
Thursday, October 28, 2021
1:00 p.m.
Common Council Chambers

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

Members Present

Stewart Koenig, Chairman	Yes
Nicholas Petragnani	Yes
Michael Stanton	Yes
Michael Cheslik	Yes
Honora Spillane	Yes
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)

A motion to approve was made by Michael Stanton and seconded by Honora Spillane. The motion passed unanimously. Nick Petragnani, Karen Gillette, and Otis Jennings were not present during the meeting and abstained from the vote.

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

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

A motion to approve was made by Michael Cheslik and seconded by Michael Stanton. The motion passed unanimously. Nick Petragnani, Karen Gillette, and Otis Jennings were not present during the meeting and abstained from the vote.

IV. Adoption of the October 7, 2021 Minutes (SK, NP, MS, MC, KG, OJ)

A motion to approve was made by Michael Cheslik and seconded by Nicholas Petragnani. The motion passed unanimously. Honora Spillane was not present during the meeting and abstained from the vote.

V. Public Hearings

1) V-17-08M1

Use Variance-Modification of Uses Permitted
438 and 440 Columbus Avenue
Expand a Museum, Five Guest Rooms, and One Dwelling Unit
Greater Syracuse Property Development Corporation (owner/applicant)
Residential, Class B-1

Katelyn Wright, executive director of the Greater Syracuse Property Development Corporation, 431 E Fayette St, Suite 375, Syracuse, NY 13202, which owns and will

manage Phase II (Interior Construction) of the project, presented the application, discussed the necessary waivers and reasons for the request, and answered questions from the Board.

Greg Tripoli, director of the Onondaga Historical Association, 321 Montgomery St, Syracuse, NY 13202, which will own and manage the property following Phase II; and the project's design professional, Beth Crawford, senior associate and designer, Crawford & Stearns Architects and Preservation Planners, PLLC, 134 Walton St, Second Floor, Syracuse, NY 13202 also provided information and answered questions from the Board.

One person spoke in favor of the application, and 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 passed unanimously.

- 2) V-21-17
Area Variance-Waive Required Side Yard Treatment
800-808 East Fayette Street
Construct a Parking Lot
Wellington Place LLC (Owner)
Gilbane Development Company (Applicant)
Local Business, Class A

The applicant's engineer, Brian Bouchard, CHA Consulting, 300 South State Street, Suite 600, Syracuse, NY 13202 presented the application, discussed the necessary waivers and reasons for the request, and answered questions from the Board.

The property owner, Michael Quigley, Rothchild Development, Wellington Place LLC, 821 E Genesee St, Syracuse, NY 13210, also spoke to the Board.

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

VI. New Business

- 1) V-14-22M1
Use Variance-Modification
411 Spencer Street
Co-locate a Wireless Provider on a 120 Foot Communications Tower
Clark Concrete (Owner)
SBA Properties LLC for Dish Wireless (Applicant)
Lakefront, T-4

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

2) 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 approve was made by Michael Stanton and seconded by Otis Jennings. The motion carried unanimously.

VII. Discussion

1) City of Syracuse Planning Commission

Notice of Intent to Act as Lead Agency for Coordinated SEORA Review

Construct a 104 Unit Apartment Building

1030-1060 East Genesee Street

Scholar Syracuse, LLC (owner)

Opus Development Company, LLC (applicant)

Office, Class B

The Board reviewed the Notice of Intent. A motion to no object to the City Planning Commission being Lead Agency was made by Michael Stanton and seconded Nicholas Petragani. The motion passed unanimously.

VIII. Adjourn

A motion to adjourn at 2:04 pm was made by Nicholas Petragani and seconded by Otis Jennings. The motion passed unanimously.