

Minutes  
City of Syracuse  
Board of Zoning Appeals  
Thursday, December 9, 2021  
1:00 p.m.  
Common Council Chambers

I. Meeting called to order at 1:00 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	No

Staff Present

Heather Lamendola	Yes
Lisa Welch	Yes
Kathryn Ryan	Yes

II. Adoption of the November 18, 2021 Minutes (SK, NP, MC, HS, OJ)

A motion to approve was made by Nicholas Petragnani and seconded by Honora Spillane. The motion passed unanimously

III. Public Hearings

1) V-21-19

**Use Variance-Waive Permitted Uses**

2520 South Salina Street

Establish a Multi-Family Dwelling with 8 Units

Greater Syracuse Property Development Corporation (owner/applicant)

Residential, Class AA

Terri Luckett, representing property owner, the 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.

The contract purchasers of the property, Sarah Stephens and Wilford Stephens Jr., 201 Croyden Road, Syracuse NY 13224 also spoke to the Board and answered questions.

Three people spoke in favor of the application and one letter was submitted in favor of the application. No one spoke against the application.

A motion to approve was made by Michael Stanton and seconded by Michael Cheslik. Nicholas Petragani abstained. Following further discussion the motion passed 5-0-1.

2) V-21-20

**Area Variance-Waive Required Side Yard Treatment**

2504 South Salina Street

Demolish a Structure and Construct a Parking Lot

Greater Syracuse Property Development Corporation (owner/applicant)

Local Business, Class A

Terri Luckett, 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.

The contract purchasers of the property, Sarah Stephens and Wilford Stephens Jr., 201 Croyden Road, Syracuse NY 13224 also spoke to the Board and answered questions.

Three people spoke in favor of the application and one letter was submitted in favor of the application.

A motion to approve was made by Michael Stanton and seconded by Michael Cheslik. Nicholas Petragani abstained. Following further discussion the motion passed 5-0-1.

IV. New Business

1) V-17-45

**Time Extension**

Area Variance-Waive Side and Rear Yards

1027-1029 East Genesee Street

Construct an Apartment Building with Retail Uses on the First Floor

1027 E. Genesee St. LLC (owner/applicant)

Local Business, Class A

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

2) V-18-30

**Time Extension**

Use Variance-Waive Permitted Uses

301-303 Loomis Avenue

Establish (Maintain) a Two-Family Dwelling

Greater Syracuse Property Development Corporation (owner/applicant)

Residential, Class A-1

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

V. Authorizations for January 6, 2022

A motion to authorize the public hearing was made by Nicholas Petragnani and seconded by Michael Stanton. The motion passed unanimously.

VI. Adjourn

A motion to adjourn at 1:50 pm was made by Nicholas Petragnani and seconded by Honora Spillane. The motion passed unanimously.