

Minutes
City of Syracuse
Board of Zoning Appeals
Thursday, January 6, 2022
1:00 p.m.
Common Council Chambers

I. Meeting called to order at 1:00 p.m.

Members Present

Stewart Koenig, Chairman	Yes
Nicholas Petragani	No
Michael Stanton	Yes
Michael Cheslik	Yes
Honora Spillane	Yes
Karen Gillette	Yes
Otis Jennings	Yes

Staff Present

Heather Lamendola	No
Lisa Welch	Yes
Kathryn Ryan	Yes

II. Adoption of the December 9, 2021 Minutes (SK, NP, MS, MC, HS, KG)

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

III. Adoption of the December 9, 2021 Resolutions (SK, NP, MS, MC, HS, KG)

V-21-19 V-21-20

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

IV. Public Hearings

1) V-02-09M2

Area Variance-Waive Lot Coverage and Floor Area Ratio (FAR)

1030-1060 East Genesee Street

Lot Size Reduction

Scholar Syracuse, LLC (owner/applicant)

Office, Class B

Wendy Marsh, attorney with the law firm Hancock Estabrook, LLP, 1800 AXA Tower I, 100 Madison Street, Syracuse, NY 13202, presented the application, discussed the necessary waivers and reasons for the request, and answered questions from the Board.

Dean Newins, President/CEO of the OPUS AE Group, LLC, 10350 Bren Road West, Minnetonka, MN 55343 also provided information and answered questions from the Board.

No one spoke in favor, or against, the application.

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

V. 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

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

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

2) V-14-22M2

Use Variance-Modification

411 Spencer Street

Install Concrete Pad and Back-Up Power Generator

Clark Concrete (owner)

SBA Properties LLC for T-Mobile (applicant)

Lakefront, T-4

A motion to approve was made by Michael Cheslik and seconded by Honora Spillane. The motion carried unanimously.

VI. Discussion

1) 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, David Mosher, Harrington & Mosher, Architects PC, 1035 Seventh North Street, Suite 1A, Liverpool, NY 13088 recapped the unanticipated demolition that occurred during construction.

A motion to acknowledge the change in circumstances and to otherwise affirm and in effect modify the approval of V-21-15 was made by Otis Jennings and seconded by Michael Cheslik. Following further discussion the motion passed unanimously.

2) January 27, 2022 Meeting

The Board discussed the New York State Open Meetings Law legislation S.50001/A.40001 that extends virtual access to public meetings to January 15, 2022 in response to the COVID-19 pandemic.

A motion to hold the January 26, 2022 meeting virtually if the Open Meetings Law legislation S.50001/A.40001 is extended was made by Michael Stanton and seconded by Otis Jennings. Following further discussion the motion passed 5-1 with Michael Cheslik voting against the motion.

VII. Authorizations for January 27, 2022

A motion to approve the public hearing authorizations was made by Otis Jennings and seconded by Karen Gillette. The motion passed unanimously.

VIII. Adjourn

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