

Minutes  
City of Syracuse  
Board of Zoning Appeals  
Tuesday, June 22, 2023  
1:00 p.m.  
Common Council Chambers

I. Meeting called to order at 1:01 p.m.

Members Present

Stewart Koenig, Chairman	Yes
Michael Stanton	Yes
Michael Cheslik	Yes
Honora Spillane	Yes
Karen Gillette	Yes
Otis Jennings	Yes

Staff Present

Daniel Kwasnowski	No
Lisa Welch	Yes
Meira Hertzberg	Yes

II. Adoption of the June 7, 2023 Minutes (SK, MS, MC, KG, OJ)

A motion to approve was made by Otis Jennings and seconded by Michael Stanton. The motion passed 5-0. Honora Spillane did not attend the June 7, 2023 meeting and abstained from voting.

III. Public Hearings

1) V-19-15M2

**Use Variance-Waive Permitted Uses**

127 and 117 East Glen Avenue

Expand a Nonprofit Community Center

Road to Emmaus Ministry of Syracuse, Inc. (owner/applicant)

Residential, Class A-1

Kurt M. Stroman, Esq., 605 West Genesee St, Syracuse, NY 13204; and Sheila Austin, President and Executive Director, Road to Emmaus Ministry of Syracuse, 127 E. Glen Ave., Syracuse, NY 13205 spoke to the Board about the request and answered questions. Daniel Fay, Architect, Teitsch-Kent-Fay, P.C., 132 Albany St, Suite M-1, Cazenovia, NY submitted and presented an updated site plan to the Board and answered questions.

One person from the neighborhood submitted written comments and concerns regarding the request. No one otherwise spoke in favor or against the request.

A motion to approve was made by Honora Spillane and seconded by Otis Jennings. Following further discussion, a motion to condition the approval on additional trees being planted as recommended by the City arborist was made by Michael Stanton and seconded by Honora Spillane. The motion passed 6-0.

The Board reviewed Part 2 of the Short Environmental Assessment Form and a motion to issue a negative SEQRA declaration was made by Karen Gillette and seconded by Otis Jennings. The motion passed 6-0.

- 2) V-23-08  
**Area Variance-Waive Required Rear Yard and Structural Coverage**  
523 Roberts Avenue Rear  
Construct a Bathroom Addition  
Paul Root (owner/applicant)  
Residential, Class A-1

Brian Manthey, Architect, 1919 Patterson Rd, Marietta, NY 13110 and Paul Root, 523 Roberts Ave Rear, Syracuse, NY 13207 spoke to the Board about the request and answered questions.

No one spoke in favor or against the request.

A motion to approve was made by Michael Stanton and seconded by Otis Jennings. Following further discussion, the motion passed 6-0.

#### IV. Adjourn

A motion to adjourn at 2:00 pm was made by Otis Jennings and seconded by Honora Spillane. The motion passed 6-0.