

Agenda  
City of Syracuse Board of Zoning Appeals  
Thursday, March 30, 2023  
1:00 p.m.  
Common Council Chambers

- I. Call Meeting to Order
- II. Adoption of the March 10, 2023 Minutes (SK, MS, MC, KG, OG)
- III. Adoption of the March 10, 2023 Resolutions (SK, MS, MC, KG, OG)

- 1) V-91-67M1  
**Use Variance-Waive Permitted Uses**  
408 and 414 Lodi Street  
Modify Approved Parking Lot Site Plan  
Dik Cool (owner/applicant)  
Residential, Class B

IV. Public Hearings	Page
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| 1) <u>V-13-28M1</u><br><b>Use Variance-Waive Permitted Uses</b><br>1919 South State Street<br>Establish Hot Food Take Out<br>Ashkar & Sons Properties LLC (owner/applicant)<br>Residential, Class AA  | 1  |
| 2) <u>E-23-01</u><br><b>Exception-Extend Commercial Use Into a Residential, Class A-1 Zoning District</b><br>320 Lombard Avenue<br>Establish a Restaurant with Accessory Parking<br>TJW Asset Management, LLC (owner)<br>Domingo Ronaldo (applicant)<br>Commercial, Class A & Residential, Class A-1  | 35 |
| 3) <u>V-23-04</u><br><b>Use Variance-Waive Permitted Uses</b><br>2110-2112 and 2102-2104 South Salina Street<br>101 Wood Avenue<br>Establish a Restaurant and an Event Space with Accessory Parking<br>The Greater Syracuse Property Development Corporation (owner)<br>City of Syracuse (owner)<br>Simply Ingram, LLC (applicant)<br>Residential, Class AA | 83 |

V. New Business

- 1) Notice of Intent to Act as Lead Agency for Coordinated SEQRA Review  
**V-23-07, PR-23-05, SP-23-08, R-23-19**

1219-1221 (includes 1213 and 1215), 1225-1227, 1231, 1237, 1301 (includes 216, 218, 222 Ashworth Place), 1311, 1317, and 1323 East Genesee Street; 208, 210, 212-214, and 224 Ashworth Place; and 316 Pine Street

VI. Authorizations for April 20, 2023

- 1) V-23-07  
**Area Variance-Waive Required Yards and Maximum Structural Coverage**  
1219-1221 (includes 1213 and 1215), 1225-1227, 1231, 1237, 1301 (includes 216, 218, 222 Ashworth Place), 1311, 1317, and 1323 East Genesee Street; 208, 210, 212-214, and 224 Ashworth Place; and 316 Pine Street  
Demolition to Facilitate New Construction to Establish a Five-Story Mixed-Use Building with 286 Dwelling Units, Approximately 2,000 sf of Commercial Use and 150 Onsite Parking Spaces  
Northside Genesee Associates, LLC; Matthew & Margie Gantt; and the Greater Syracuse Land Bank (owners)  
Northside Genesee Associates, LLC (owner/applicant)  
Residential, Class B and Residential, Class C

VII. Adjourn