

Minutes
City of Syracuse
Board of Zoning Appeals
Thursday, April 20, 2023
1:00 p.m.
Common Council Chambers

I. Meeting called to order at 1:06 p.m.

Members Present

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

Staff Present

Daniel Kwasnowski	No
Lisa Welch	Yes
Meira Hertzberg	Yes

II. Adoption of the March 30, 2023 Minutes (SK, MS, MC, HS, KG)

No action was taken as there was not a quorum of members who were present at the March 30, 2023 meeting.

III. Adoption of the March 30, 2023 Resolutions (SK, MS, MC, HS, KG)

1) V-13-28M1

Use Variance-Waive Permitted Uses
1919 South State Street
Establish Hot Food Take Out
Ashkar & Sons Properties LLC (owner/applicant)
Residential, Class AA

2) E-23-01

Exception-Extend Commercial Use Into a Residential, Class A-1 Zoning District
320 Lombard Avenue
Establish a Restaurant with Accessory Parking
TJW Asset Management, LLC (owner)
Domingo Ronaldo (applicant)
Commercial, Class A & Residential, Class A-1

No action was taken as there was not a quorum of members who were present at the March 30, 2023 meeting.

IV. Public Hearings

1) V-23-07

Area Variance-Waive Required Yards and Lot 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 Apartment Building with 286 Dwelling Units and 145 Onsite Accessory Parking Spaces

Northside Genesee Associates, LLC; Matthew & Margie Gantt; and the Greater Syracuse Property Development Corporation (owners)

Northside Genesee Associates, LLC (owner/applicant)

Residential, Class B and Residential, Class C

A motion to postpone the public hearing pending a City Planning Commission SEQR determination was made by Michael Stanton and seconded by Otis Jennings. Following further discussion the motion passed 4-0.

V. Adjourn

A motion to adjourn at 1:13 pm was made by Otis Jennings and seconded by Michael Cheslik. The motion passed 5-0.