

Minutes
City of Syracuse
Board of Zoning Appeals
Thursday, May 11, 2023
1:00 p.m.
Common Council Chambers

I. Meeting called to order at 1:03 p.m.

Members Present

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

Staff Present

Daniel Kwasnowski	No
Lisa Welch	Yes
Meira Hertzberg	Yes

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

A motion to approve was made by Michael Cheslik and seconded by Michael Stanton.
The motion passed 4-0.

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

A motion to approve was made by Michael Cheslik and seconded by Karen Gillette. The motion passed 4-0.

IV. Adoption of the April 20, 2023 Minutes (SK, MS, MC, OJ)

No action was taken as there was not a quorum of members who were present at the April 20, 2023 meeting.

V. Public Hearings

1) Residential, Class AA 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 150 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

The applicant's design professional, Brian Bouchard, PE, CHA, One Park Place, Suite 600, 300 S State St, Syracuse, NY 13202, 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 Karen Gillette. Following further discussion the motion passed 4-0.

VI. New Business

1) V-23-04

Use Variance-Waive Permitted Uses

2110-2112 and 2102-2104 South Salina Street

101 Wood Avenue

Establish a Restaurant and an Event Space with Accessory Parking

The Greater Syracuse Property Development Corporation (owner)

City of Syracuse (owner)

Simply Ingram, LLC (applicant)

Residential, Class AA

The Board reviewed Part II of the SEQR form.

A motion to adopt the resolution was made by Michael Stanton and seconded by Michael Cheslik. The motion passed 4-0.

VII. Adjourn

A motion to adjourn at 1:53 pm was made by Michael Cheslik and seconded by Karen Gillette. The motion passed 4-0.