

Minutes
City of Syracuse
Board of Zoning Appeals
Thursday, September 19th, 2024
1:00 p.m.
Common Council Chamber

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

Members Present

Mr. Michael Cheslik	Yes
Ms. Honora Spillane	No
Ms. Karen Gillette	Yes
Mr. Otis. Jennings	Yes
Mr. Timothy Rudd	Yes
Mr. Liam Kirst	Yes

Staff Present

Mr. Jake Dishaw	Yes
Ms. Meira Hertzberg	Yes
Mr. Cristian Toellner	Yes
Mr. Zhitong Wu	Yes
Mr. Nate Pan	Yes
Ms. Amber Dillon	Yes

II. Approval of Minutes

A motion to approve the August 8th, 2024, meeting minutes was made by Mr. Kirst and seconded by Mr. Rudd. Mr. Cheslik wanted to change the formatting of the document to separate each variance case instead of making several motions simultaneously. Mr. Jennings abstained due to being absent during the previous meeting. The motion carried with four in favor and one abstention.

III. Public Hearings

A. New Business

1) **V-24-18**

A Use Variance to allow 24 ground floor units in an existing building situated in the Central Business District.

101-239 North Salina Street

David C. Nutting, Owner

Vincent E. Ryan, Applicant

MX-5 Zone District

Vincent Ryan, the applicant of the use variance, introduced the application. Bob Gardner, the architect for the project, and Chuck Wallace, the president of the architecture firm. Mr. Ryan explained the current infrastructure of the building and its history as a Press Company while going through the four criteria of a use variance to prove that not allowing ground-floor units would cause unnecessary hardship. Due to the current interior infrastructure established for the prior use of a press room on the ground floor, there would be wasted space inside the structure with high ceilings. They have also been having trouble finding commercial tenants the past few months for the ground floor space.

Mr. Rudd asked how many total residential units would be in the building. The applicant replied there will be 71 total units. Mr. Rudd asked if the applicant could provide a narrative of the history of the building and its current state. Mr. Wallace replied that they marketed

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the property for the purpose of light industrial for years but have found little interest due to a long vacancy period.

Mr. Jennings asked how long the property has been vacant. Mr. Wallace replied the previous commercial tenant moved out in 2022. Mr. Jennings also asked if anyone has bid on it for commercial purposes. Mr. Wallace replied that no prospective tenants have wanted to purchase the entire space, only portions.

No member of the public spoke in favor or opposition to the application. Mr. Cheslik closed public comment.

Zoning Administrator Jake Dishaw added from staff comments that the City of Syracuse toured the space to move offices to but chose One Park Place instead. He also asked the applicant to talk about the varieties of apartments and the sizes of them. Mr. Gardner replied that a majority of units are one-bedroom apartments with a few two bedrooms as well. All the units on the ground floor will be adaptable. An additional seven units on the second floor will be adaptable as well.

Zoning Administrator Jake Dishaw added that the variety of affordable units has to be equal throughout the complex. A different variety of types of units and sizes has to be offered as affordable. Mr. Gardner replied they would accommodate that Pro-rated across the different types.

Ms. Gillette asked if there would be a mix of one and two bedrooms that will be adaptable. Mr. Gardner replied that there would be. The number of two-bedrooms units will be between 10% and 20%.

Mr. Jennings asked what the affordable rate on an affordable rate on a one-bedroom. The applicant replied the rate is \$1,300/month.

Mr. Cheslik asked if the apartments won't be adaptable unless and tenants needs it to be. Mr. Gardner replied the floor plans for adaptable units are usually larger since they have to accommodate circulation. They are taking the adaptability regulations into account.

Asst. Corporation Counsel Hertzberg assisted the BZA in its SEQR review and determination of the proposed Unlisted action for V-24-18. Mr. Kirst moved to make a negative SEQR declaration. Mr. Rudd seconded the motion. The motion passed unanimously.

Mr. Jennings moved to approve Use Variance V-24-18. Mr. Kirst seconded the motion. Mr. Jennings moved through the criteria. He believes the applicant will not be able to Obtain a reasonable rate of return due to space and physical constraints. He also believes the space is not viable for most commercial uses. The unique circumstances are the structural constraints, elevated floor levels, inflexible ceiling heights etc. The characteristics of the property will not be altered, and the situation is not a self-created hardship due to its current state. Mr. Kirst agreed and believed that it will bring beneficial change to the Clinton Square area.

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The motion to approve the use variance was passed unanimously.

IV. Adjourn

A motion to adjourn was made by Mr. Kirst and seconded by Mr. Jennings. The motion carried unanimously. Meeting called to adjourn at 1:45 p.m.

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