

Minutes  
City of Syracuse  
Board of Zoning Appeals  
Thursday, September 25th, 2025  
1:00 p.m.  
Common Council Chamber

I. Meeting called to order at 1:01 PM

Member Present

Mr. Michael Cheslik	Yes
Ms. Honora Spillane	Yes
Ms. Karen Gillette	Yes
Mr. Otis Jennings	Yes
Mr. Liam Kirst	Yes
Mr. Vincent Ryan	Yes
Ms. Katelyn Wright	Yes

Staff Present

Mr. Jake Dishaw	No
Ms. Meira Hertzberg	Yes
Mr. Zhitong Wu	Yes
Mr. Nate Pan	Yes
Ms. Amber Dillon	No
Mr. Noah Garcia	No

I. Approval of Minutes

A motion to approve September 4th, 2025 meeting minutes was made by Mr. Jennings, and seconded by Mr. Ryan with an amendment by Mr. Cheslik to amend a portion of the summary for Variance V-25-06. The motion carried unanimously.

II. Public Hearings

A. New Business

1) **V-25-08**

**Area Variance to exceed the maximum height permitted of an antenna above the church building roofline.**

918 Euclid Ave.

Erwin First United Methodist Church (Owner)

Barclay Damon LLP (Representative/Applicant)

MX-1 Zone District

The representative from Barclay Damon LLP, Jeff Davis, presented the application. They are asking to seek relief from ReZone Article 3, Sec. 3.3 D (1)a.1.i.b to exceed the maximum height for an antenna above a roofline. The applicant is requesting to install an antenna 22.5 feet where a maximum height of 20 feet above the roofline is permitted. Davis explained the antennae design and reasoning they are applying for the variance. The antenna will be installed inside a cross located on the roof of the church to fit the design of the church.

Mr. Ryan asked if there was any other antenna technology available that would meet zoning requirements. The applicant replied there was not. Mr. Ryan also asked what the material of the stone cross will be. The applicant replied the exterior will be RF facing material for transparency that will allow the signals from the antenna to pass through. Mr. Ryan also asked about future maintenance of the antenna. The applicant replied it is difficult to do constant maintenance on it due to the height. They do monthly maintenance, and if something needs to be repaired, they will repair it.

Mr. Cheslik asked about the lifespan of the antenna. The applicant replied there are frequent upgrades and changes to the antennas, usually every few years.

Ms. Spillane opened public comment.

None spoke in favor or opposition.

Ms. Spillane closed public comment.

Mr. Ryan asked if there is a future possibility of changing the Zoning Ordinance regarding maximum height for antenna to reduce the number of possible variance requests in the future. Zoning Director Zhitong Wu replied that the staff will discuss possible amendments at a later date.

Ms. Wright asked if the Board has purview over the overall mass of the proposed cross and antenna. Asst. Corporation Counsel Meira Hertzberg replied the Board does have purview as they can determine the proposal is not compatible with the neighborhood character, one of the criteria of the area variance.

Asst. Corporation Counsel Hertzberg assisted the BZA in its SEQR review and determination of the proposed Unlisted action for V-25-08. Mr. Ryan moved to make a negative SEQR declaration. Mr. Kirst seconded the motion. The motion passed unanimously

Mr. Kirst moved to approve Area Variance V-25-08 Mr. Jennings seconded the motion. Mr. Kirst stated the applicant's proposal is minimal and will not negatively or adversely impact the neighborhood. He did believe it was a self-created hardship. Mr. Jennings added as long as the applicant follows the recommendations for approval, there will be no issues with approval. He also commented on the minimal impact it will have on the neighborhood. The motion to approve Area Variance V-25-08 was passed 6-1 with Mr. Ryan moving to deny.

### III. Adjourn

Motion to adjourn brought by Ms. Spillane, moved by Mr. Cheslik and seconded by Mr. Kirst. Motion passed unanimously

Meeting Adjourned at 1:25 PM