I. Summary of cases discussed herein:


II. Members Present  Staff Present

<table>
<thead>
<tr>
<th>Name</th>
<th>Present</th>
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<th>Present</th>
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<tbody>
<tr>
<td>Stewart Koenig</td>
<td>Yes</td>
<td>Heather Lamendola</td>
<td>Yes</td>
</tr>
<tr>
<td>Carolyn Evans-Dean</td>
<td>-No</td>
<td>Melissa Sanfilippo</td>
<td>-Yes</td>
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<tr>
<td>Nicholas Petragnani</td>
<td>-No</td>
<td>Kathryn Ryan</td>
<td>-Yes</td>
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<tr>
<td>Michael Stanton</td>
<td>-Yes</td>
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<tr>
<td>Michael Cheslik</td>
<td>-Yes</td>
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<tr>
<td>Rachel May</td>
<td>-Yes</td>
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<tr>
<td>Kristy Brightman-Frame</td>
<td>-Yes</td>
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III. Meeting called to order at 1:05 p.m. by Mr. Koenig (SK, MC, MS, KF, RM)

A motion was made to approve by Ms. May and seconded by Mr. Cheslik to adopt the minutes, with a modification, from the October 25, 2018 meeting. Motion carried unanimously.

A motion was made to approve by Mr. Cheslik and seconded by Ms. May to adopt the resolutions from the October 25, 2018 meeting. Motion carried unanimously.

IV. Public Hearings

1) V-18-14

Area Variance – Required Front Yard

1117 Butternut Street
Construct a Multi-Family Dwelling
Butternut Crossing LLC (owner/applicant)
Business, Class A

An Area Variance request to construct a multi-family dwelling by waiving the required front yard on property located within a Business, Class A zoning district.

Christopher Trevisani of Housing Visions presented the proposal and explained the reasons for the requested waivers.

No one spoke in favor of the proposal.

Ms. Gilda DiCaprio of 127 Spring Street spoke against the proposal.

Christopher Trevisani rebutted.

After discussion, a motion to approve was made by Mr. Cheslik and seconded by Ms. May. The motion carried unanimously.
2) **V-18-30**

**Use Variance – Uses Permitted**

301-303 Loomis Avenue  
Establish (maintain) a Two-Family Dwelling  
Greater Syracuse Property Development Corporation (owner/applicant)  
Residential, Class A-1

A Use Variance request to establish (maintain) a two-family dwelling by waiving the uses permitted on property within a Residential, class A-1 zoning district.

Kaitlyn Wright, from the Greater Syracuse Property Development Corporation, presented the proposal and explained the reason for the requested waivers.

No one spoke in favor or against the proposal.

After some discussion a motion to approve was made by Ms. May and seconded by Mr. Stanton. The motion carried unanimously.

3) **V-18-33**

**Use Variance**

1207 Park Street  
Establish a Retail Use  
Duman Koundoul (owner/applicant)  
Residential, Class A

A Use Variance request to establish a retail use by waiving the uses permitted on property within a Residential, Class A zoning district.

The applicant nor their representative was not present at the meeting.

A motion to hold open the application was made by Mr. Stanton and seconded by Ms. May. The motion carried unanimously.

4) **V-18-34**

**Area Variance – Locational Requirement Restrictions**

443-447 & 449 Burnet Avenue  
Construct a Stage  
New Burnet LLC (owner)  
Julie Briggs-Leone (applicant)  
Business, Class A

To construct a stage by waiving the locational restrictions.

Julie Briggs-Leone, the business owner, presented the proposal and explained the reason for the requested waivers.

No one spoke in favor or against the proposal.

After some discussion a motion to approve the proposal was made by Mr. Cheslik and seconded by Ms. May. The motion carried unanimously.
5) V-18-35  
Use Variance – Uses Permitted  
302-304 Gere Avenue  
Establish a Two-Family Dwelling  
Greater Syracuse Property Development Corp  
Residential, Class A-1  

To establish a two-family dwelling by waiving the uses permitted within a Residential, Class A-1 zoning district.

A Use Variance request to establish (maintain) a two-family dwelling by waiving the uses permitted on property within a Residential, class A-1 zoning district.

Kaitlyn Wright, from the Greater Syracuse Property Development Corporation, presented the proposal and explained the reason for the requested waivers.

No one spoke in favor or against the proposal.

After some discussion a motion to approve was made by Mr. Cheslik and seconded by Ms. Frame. The motion carried unanimously.

6) V-16-02 M3  
Use Variance Modification – Uses Permitted  
350 South Clinton Street (Rear)  
Establish an Entertainment/Event/Gallery and Assembly Space  
JC Landfund LLC (owner/applicant)  
Central Business District, General Service A  

A Use Variance Modification to establish an entertainment/event/gallery and assembly space by waiving the uses permitted.

Tim Frateschi, attorney for the applicant, spoke regarding the proposal and the reason for the requested waivers.

No one spoke in favor or against the proposal.

A motion to approve was made by Mr. Stanton, and seconded by Ms. May. The motion carried 4 to 1 with Ms. Frame voting against the proposal.

V. New Business

1) V-10-07 M1  
Use Variance Modification – Uses Permitted  
124-126 Dell Street  
Floor Plan Modification  
American Beech LLC  
Residential, Class AA  

A Use Variance Modification to make modifications to the previously approved first floor plans.

Bill Pitcher of Pitcher Architects explained the proposed changes to the first floor plans.
Jared Staford-Hill, the business owner, also spoke regarding the proposal.

A motion to approve the modification was made by Mr. Stanton and seconded by Ms. May. The motion carried unanimously.

2) V-17-27
   Time Extension
   213 Croly Street
   Time Extension
   Anh Than Dang (property owner)
   Residential, Class A-1

   A request for a time extension until October 29, 2019 for a Use Variance.

   Melissa Sanfilippo, staff to the board explained the reason for the request extension.

   After some discussion, a motion to approve the request was made by Mr. Cheslik and seconded by Ms. Frame. The motion carried unanimously.

VI. Authorizations for Thursday December 6, 2018

1) V-15-33
   Use Variance (continuation)
   1207 Park Street
   Establish a Retail Use
   Duman Koundoul (owner/applicant)
   Residential, Class A

2) V-18-36
   Use Variance – Expansion of a Non-Conforming Use
   566-568 Clarendon Street
   Expand a Parking Area
   Clarendon Property Holdings (owner/applicant)
   Residential, Class A

3) V-18-37
   Use Variance – Uses Permitted
   401-403 Ellis Street
   Establish (maintain) a Three-Family Dwelling
   VH Syracuse Realty LLC (owner/applicant)
   Residential, Class AA

   A motion was made by Mr. Chesliki and seconded by Ms. May, to authorize the cases for the December 6, 2018 meeting, the motion carried unanimously.

VI. Adjournments

   A motion was made by Ms. May and seconded by Mr. Petragnani to adjourn the meeting at 2:34 p.m. Motion carried unanimously.