



A Motion was made to rescind the denial and move the Hearing to the January 24, 2019 Board of Zoning Appeals meeting, in order to afford the applicant time to submit additional information, by Mr. Stanton and seconded by Ms. May. The motion carried unanimously.

2) V-18-36

**Use Variance – Expand a Non-Conforming Use**

566-568 Clarendon Street

Expand a Non-Conforming Use

Clarendon Property Holdings (owner/applicant)

Residential, Class A

A Use Variance request to expand a non-conforming use by expanding parking surface coverage, on property within a Residential, Class A zoning district.

Anthony Luttinger, nephew of the property owner, presented the proposal and explained the reason for the requested waivers.

No one spoke in favor or against the proposal.

The Board requested the applicant work with Staff to minimize the impact of the request.

After some discussion a motion to hold the hearing open was made by Mr. Stanton and seconded by Ms. May. The motion carried 4 to 1, with Ms. Frame abstaining.

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 Use Variance request to establish (maintain) a three-family dwelling by waiving the uses permitted on property within a Residential, Class AA zoning district.

Terri Lockett, of the Greater Syracuse Property Development Corporation, presented the proposal and explained the reason for the proposal. May Quang, the property owner, also spoke regarding the request.

No one spoke in favor of or against the proposal.

A motion to approve the application 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

Consent for Lead Agency under SEQR (SIDA)

Heather Lamendola, the Zoning Administrator, explained the request to the Board.

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

VI. Authorizations for Thursday January 3, 2019

- 1) V-18-36 (continuation)  
**Use Variance – Expand a Non-Conforming Use**  
566-568 Clarendon Street  
Expand a Parking Area  
Clarendon Property Holdings (owner/applicant)  
Residential, Class A
  
- 2) V-19-01  
**Area Variance – Required Front Yard & Maximum Driveway Width**  
1500-1502 East Genesee Street  
Establish (maintain) a Parking Area  
Housing Portfolio Unlimited, Inc.  
Residential, Class B
  
- 3) V-19-02  
**Area Variance –Maximum Driveway Width, Required Front Yard, Density, & Lot Width**  
1460-1462 East Genesee Street  
Establish a Four-Family Dwelling  
Housing Portfolio Unlimited, Inc.  
Residential, Class B
  
- 4) V-19-03  
**Area Variance – Required Parking & Density**  
1537-1539 East Genesee Street  
Establish a Four-Family Dwelling  
Housing Portfolio Unlimited, Inc.  
Residential, Class B
  
- 5) V-19-04  
**Use Variance – Uses Permitted**  
506 North McBride Street  
Establish a Four-Family Dwelling  
Housing Portfolio Unlimited, Inc.  
Residential, Class A
  
- 6) V-05-03 M5  
**Use Variance Modification – Uses Permitted**  
339-341 Webster Avenue (aka 2648 South Salina Street)  
Co-Locate a New Antenna for T-Mobile and New Concrete Pad and Accessory Structures  
Dunk and Bright Holdings Inc. (property owner)  
Business, Class A

VI. Adjournments

A motion was made by Mr. Cheslik and seconded by Mr. Stanton to adjourn the meeting at 2:16 p.m. Motion carried unanimously.