I. Summary of cases discussed herein:

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Description</th>
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<tbody>
<tr>
<td>V-13-34</td>
<td>V-88-93 M1</td>
</tr>
<tr>
<td>V-13-36</td>
<td>V-13-37</td>
</tr>
</tbody>
</table>

II. Members Present  

<table>
<thead>
<tr>
<th>Name</th>
<th>Present/Absent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stewart Koenig</td>
<td>Yes</td>
</tr>
<tr>
<td>Carolyn Evans-Dean</td>
<td>Yes</td>
</tr>
<tr>
<td>Nicholas Petragnani</td>
<td>No</td>
</tr>
<tr>
<td>Michael Stanton</td>
<td>Yes</td>
</tr>
<tr>
<td>Carl Thomas</td>
<td>No</td>
</tr>
<tr>
<td>Michael Cheslik</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Staff Present  

<table>
<thead>
<tr>
<th>Name</th>
<th>Present/Absent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heather Lamendola</td>
<td>Yes</td>
</tr>
<tr>
<td>Meghan McLees-Craner</td>
<td>Yes</td>
</tr>
<tr>
<td>Melissa Sanfilippo</td>
<td>Yes</td>
</tr>
</tbody>
</table>

III. Meeting called to order at 1:08 p.m. by Mr. Koenig (SK, CED, MS, MC)

A motion was made by Ms. Evans-Dean and seconded by Mr. Stanton to adopt the minutes from the October 24, 2013 meeting. Motion carried 4-0.

A motion was made by Mr. Stanton and seconded by Ms. Evans-Dean to adopt the resolutions from the October 24, 2013 meeting. Motion carried 4-0.

IV. Public Hearings

1) V-13-34

**Use Variance**

434 Gifford Street  
To establish an accessory parking area  
St. Lucy’s Church (applicant/owner)  
Residential, Class AA

To establish an accessory parking lot for St. Lucy’s Church by waiving the uses permitted, driveway width, maximum parking surface coverage, and the required screening.

The proposal was presented by Jim Stevenson of 674 Shakham Road, Fabius, New York, architect for the applicant. Mr. Stevenson spoke regarding the history of the property and the need for the parking lot for the church’s parishioners. Craig Polhamus of 114 East Genesee Street, Fayetteville, NY, architect as well as Trustee for St. Lucy’s Church also spoke regarding the property’s history.

No one spoke in favor of or against the proposal.

After further discussion a motion to approve the proposal was made by Ms. Evans-Dean and seconded by Mr. Stanton. The motion carried unanimously.
2) **V-88-96 M1**

**Area Variance Modification**
156 South Collingwood Avenue
To Construct a Roof Over a Stairway
Jack Lee Judson (owner/applicant)
Residential, Class AA

To modify an existing area variance to construct (maintain) a roof over a side entrance and stairway by waiving the required side yard setback.

The proposal was presented by Lack Lee Judson, the property owner, who explained the proposal, the need for the waivers. Mr. Judson further explained that he had an existing medical condition that makes it difficult to shovel snow and that the roof would help to shelter the entrance.

No one spoke in favor of or against the proposal.

After further discussion regarding the proposal a motion to approve was made by Ms. Evans Dean and seconded by Mr. Stanton. The motion carried unanimously.

3) **V-13-36**

**Area Variance**
715 West Brighton Avenue
To Construct (maintain) a Front Porch
George Clark (owner/applicant)
Residential, Class A-1

To construct (maintain) a front porch by waiving the required front yard setback.

The proposal was presented by George Clark, the property owner, who explained the proposal and the need for the waiver.

No one spoke in favor of or against the proposal.

After further discussion regarding the proposal a motion to deny was made by Mr. Stanton and seconded by Ms. Evans Dean. The motion carried unanimously.

4) **V-13-37**

**Area Variance**
246 & 254 Pleasantview Avenue
To Establish (maintain) a 35 Foot Wide Driveway and a Two-Car Garage
Ann Marie Speech (owner/applicant)
Residential, Class A
To establish (maintain) a 35 foot wide driveway by waiving the maximum allowed driveway width and the required front yard setback, and to maintain a two-car garage by waiving the required rear yard setback.

Melissa Sanfilippo, staff to the Board, explained that a request had been received from the applicant’s attorney asking to postpone the public hearing until the December 19, 2013 meeting due to a death in the family.

V. New Business

1) 2014 Meeting Schedule

Melissa Sanfilippo, staff to the Board, presented the 2014 meeting schedule to the Board members.

A motion to approve the schedule was made by Ms. Evans-Dean and seconded by Mr. Stanton. The motion carried unanimously.

2) Elections

Held until December 19, 2013

3) V-12-18 M2

Area Variance Modification – Rehearing Request
2401-2403 Grant Boulevard
To Modify and Existing Area Variance to Maintain a Driveway and Install an Overhead Garage Door
Barbara Herbert
Business, Class A

A request for a rehearing to modify an existing Area Variance to maintain a driveway and install an overhead garage door.

Heather Lamendola, Zoning Administrator, and Meghan McLees-Craner, Law Department, explained the history of property and the reason for the rehearing request.

After some discussion, a motion to rehear the case was made by Mr. Stanton and seconded by Mr. Koenig. The motion carried unanimously.

VI. Authorizations for December 19, 2013

1) V-13-35

Use Variance
2621-2623 Midland Avenue
To expand a non-conforming grocery store
Yazid Saleh and Ali Ismail
Residential, Class AA
To expand an existing non-conforming grocery store and establish a dwelling unity by waiving the uses permitted in a residential zoning district.

2) **V-13-38**

**Area Variance**
123 Strong Avenue
To Establish (maintain) a parking area
James Proietti (owner/applicant)
Residential, Class A-1

To establish (maintain) a parking area within the required front yard setback on property that requires a Certificate of Suitability.

3) **I-13-40**

**Interpretation**
818-820 Danforth Street
Webers, LLC/TG Stick Property Management (Property Owner)
Suzanne Anthony (Contract Purchaser)
Business, Class A and Residential, Class A

A request for an Interpretation of a proposed Use

4) **V-13-39**

**Area Variance and Exception**
818-820 Danforth Street
Webers, LLC/TG Stick Property Management (Property Owner)
Suzanne Anthony (Contract Purchaser)
Business, Class A and Residential, Class A

To waive the required parking and grant an exception for a portion of the property situated within a Residential, Class A zoning district.

VII. Adjournments

A motion was made by Ms. Evans-Dean and seconded by Mr. Stanton to adjourn the meeting at 2:08 p.m. Motion carried unanimously.