I. Summary of cases discussed herein:

V-17-01
V-17-02
V-17-03
V-17-05
V-17-06

II. Members Present

<table>
<thead>
<tr>
<th>Name</th>
<th>Present</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stewart Koenig</td>
<td>Yes</td>
</tr>
<tr>
<td>Carolyn Evans-Dean</td>
<td>No</td>
</tr>
<tr>
<td>Nicholas Petragnani</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>
</tr>
<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>No</td>
</tr>
<tr>
<td>Kathryn Ryan</td>
<td>Yes</td>
</tr>
</tbody>
</table>

III. Meeting called to order at 1:07 p.m. by Mr. Koenig (SK, RM, NP, MC, MS)

A motion was made to approve with modifications by Mr. Cheslik and seconded by Ms. May to adopt the minutes from the January 12, 2017 meeting. Motion carried unanimously.

There were no resolutions to adopt form the January 12, 2017 meeting.

IV. Public Hearings

1) V-17-01

Area Variance-Required Yards and Lot Width
622 Otisco Street
To Construct a Single-Family Dwelling
Home Headquarters (owner/applicant)
Residential, Class AA

To construct a single-family dwelling by waiving the required yards and lot width.

Mr. Paul Curtin, attorney for the applicant, presented the proposal and explained the reason for the request.

Mr. Rick Destito, Mr. Jeff Malewski, and Mr. John Kelly spoke in favor of the proposal. No one spoke in opposition.

After further discussion, a motion to Approve was made by Ms. May and seconded by Mr. Petragnani. The motion passed unanimously.
2) **V-17-02**  
**Area Variance-Required Yards and Required Parking**  
626 Otisco Street  
To Construct Four Single-Family Dwellings  
Home Headquarters (owner/applicant)  
Residential, Class B  

To construct four single-family dwellings by waiving the required yards and lot width.

Mr. Paul Curtin, attorney for the applicant, presented the proposal and explained the reason for the request.

Mr. Rick Destito, Mr. Jeff Malewski, and Mr. John Kelly spoke in favor of the proposal. No one spoke in opposition.

After further discussion, a motion to Approve was made by Ms. May and seconded by Mr. Stanton. The motion passed unanimously.

3) **V-17-03**  
**Area Variance-Required Front Yard and Number of Driveways**  
207 Ontario Street  
To Construct a Single-Family Dwelling and a Community Laundromat  
Home Headquarters (owner/applicant)  
Residential, Class B and Business, Class A  

To construct a single-family dwelling and a community laundromat by waiving the required front yard and number of driveways.

Mr. Paul Curtin, attorney for the applicant, presented the proposal and explained the reason for the request.

Mr. Rick Destito, Mr. Jeff Malewski, and Mr. John Kelly spoke in favor of the proposal. No one spoke in opposition.

After further discussion, a motion to Approve was made by Ms. May and seconded by Mr. Petragnani. The motion passed unanimously.

4) **V-17-05**  
**Use Variance-Uses Permitted**  
457 James Street  
To Establish a Mixed Use Building  
Paul Roe & Regina Santucci (owner/applicant)  
Office, Class B  

To establish a mixed use building with a first floor personal service use and a second floor dwelling by waiving the uses permitted.
Mr. Paul Roe, owner of the property, presented the proposal and explained the reason for the request.

Mr. Rick Destito, Mr. Jeff Malewski, and Mr. Mike LaFlair spoke in favor of the proposal. No one spoke in opposition.

After further discussion, a motion to Approve was made by Mr. Stanton and seconded by Ms. May. The motion passed unanimously.

5) **V-17-06**  
**Area Variance-Required Side Yard**  
107 Avery Avenue  
To Construct a Single-Family Dwelling  
Christopher T. Davis (owner/applicant)  
Residential, Class A

To construct a single-family dwelling by waiving the required side yard.

Mr. Greg Abdo, architect for the applicant, presented the proposal and explained the reason for the request.

Mr. Mike Hrab, and Mr. John Kelly spoke in favor of the proposal. No one spoke in opposition.

After further discussion, a motion to Approve was made by Mr. Stanton and seconded by Mr. Petragnani. The motion passed unanimously.

V. Authorizations for February 23, 2017

1) **V-17-07**  
**Use Variance-Uses Permitted**  
124-140 Swansea Drive  
To Establish a Four-Family Dwelling  
Trinity Evangelical Lutheran Church (owner/applicant)  
Property Management Services, LLC (contract purchaser)  
Residential, Class A-1

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

2) **V-17-08**  
**Use Variance-Uses Permitted**  
438 Columbus Avenue  
To Establish a Mixed-Use Building  
University Neighborhood Preservation Association (owner/applicant)  
Residential, Class B-1
To establish a mixed-use building with a museum on the first floor, four transient units, and two apartments.

3) **V-17-09**  
   **Use Variance-Uses Permitted**  
   413 South Wilbur Avenue  
   To Establish a Personal Service Shop  
   Ahmed M. Azzam (owner/applicant)  
   Residential, Class B

To establish a barber shop by waiving the uses permitted.

4) **V-17-10**  
   **Area Variance-Waiver of Required Front Yard and Driveway Width**  
   2827 East Genesee Street  
   To Establish (maintain) a Driveway  
   Yu Fan and Liming Bi (owner/applicant)  
   Residential, Class A-1

To establish (maintain) a driveway wider than 12 feet by waiving the required front yard and the maximum driveway width.

5) **V-16-31 M2**  
   **Area Variance Modification-Required Front Yard**  
   938 East Fayette Street, 310 South Crouse Avenue, 309,311,313,325-27 Irving Avenue, and 945 East Genesee Street  
   To Modify an Area Variance by Waiving the Required Yards  
   BVSHSSF Syracuse, LLC (owner/applicant)  
   Business, Class A

To modify an existing Area Variance to move the proposed building by waiving the required yards.

6) **V-17-11**  
   **Area Variance-Landscaping Requirements for Parking Lots**  
   1050 West Genesee Street and 1131 West Belden Avenue  
   To Install a Parking Lot  
   Visiting Nurses Association (owner/applicant)  
   Business, Class A and Industrial, Class A

To establish a parking lot by waiving the landscaping requirements for parking lots.

II. **Adjournment**

A motion was made by Mr. Petrangnani and seconded by Mr. Cheslik to adjourn the meeting at 2:27 p.m. Motion carried unanimously.