I. Summary of cases discussed herein:

II. Members Present

<table>
<thead>
<tr>
<th>Name</th>
<th>Present/Not 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>
</tr>
<tr>
<td>Michael Stanton</td>
<td>Yes</td>
</tr>
<tr>
<td>Michael Cheslik</td>
<td>Yes</td>
</tr>
<tr>
<td>Rachel May</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Staff Present

<table>
<thead>
<tr>
<th>Name</th>
<th>Present/Not Present</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>No</td>
</tr>
<tr>
<td>Kathryn Ryan</td>
<td>No</td>
</tr>
</tbody>
</table>

III. Meeting called to order at 1:02 p.m. by Mr. Koenig (SK, RM, CED, MC, MS)

A motion was made to approve by Mr. Cheslik and seconded by Mr. Petragnani to adopt the minutes from the February 2, 2017 meeting. Motion carried unanimously.

A motion was made to approve by Mr. Petragnani and seconded by Mr. Cheslik to adopt the resolutions from the February 2, 2017 meeting. Motion carried unanimously.

IV. Public Hearings

1) V-17-07

Use Variance-Uses Permitted

124-140 Swansea Drive
To Establish a Four-Family Dwelling and Two Offices
Trinity Evangelical Lutheran Church (owner/applicant)
Property Management Services, LLC (contract purchaser)
Residential, Class A-1

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

Holly Austin, attorney from Hancock Estabrook, Michael Gherity, Architect, and Robert Molta, Contract Purchaser, presented the proposal and explained the reasons for the request.

No one spoke in favor or against the proposal.

After further discussion, a motion to Approve with the condition that additional landscaping be installed to screen the parking area facing Swansea Drive, was made by Mr. Petragnani and seconded by Ms. May. The motion passed unanimously.

2) V-17-08

Use Variance-Uses Permitted

438 Columbus Avenue
To Establish a Museum, Four Guest Rooms, and Two Apartments
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.

Dave Michel, UNPA President and Gregg Tripoli of OHA, presented the proposal and explained the reasons for the request.

Grant Johnson of WENA spoke and four letters of support were submitted in favor of the proposal.

No one spoke against the proposal.

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

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.

Josh Webeck, attorney from Bousquet Holstein, presented the proposal and explained the reasons for the request.

Elizabeth Sussler of 100 ½ Coleridge Avenue, Cherrie Sokolowski, manager of Pizza Shop at 415 South Wilbur Avenue, Chad Ryan, and Marty Masterpole all spoke in favor of the proposal.

No one spoke against the proposal.

After further discussion, a motion to Approve with the condition that the barber-shop may only have a maximum of four chairs, was made by Mr. Stanton and seconded by Mr. Cheslik. The motion passed unanimously.

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.
After further discussion in learning that the property was not owner-occupied, and additionally, that the property exceeded the parameters of a home occupation, the application and was therefore withdrawn.

5) **V-16-31 M2**
   **Area Variance Modification-Required Yards**
   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.

   Brian Bouchard of CHA Consulting, 441 S. Salina Street, presented the proposal and explained the reasons for the request.

   No one spoke in favor or against the proposal.

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

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.

   Jeff Pokalowski, architect from King & King, and Scott Freeman of Keplinger Freeman Associates, presented the proposal and explained the reasons for the request.

   No one spoke in favor or against the proposal.

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

I. Authorizations for March 16, 2017

1) **V-17-13**
   **Area Variance-Landscaping Requirements for Parking Lots**
   1226 South McBride Street
   Install (Maintain) a Parking Lot
   Syracuse Housing Authority (owner/applicant)
   Industrial, Class A
To install (maintain) a parking lot by waiving the landscaping requirements for parking lots.

2) V-17-12
Use Variance-Uses Permitted
707 Park Street
To Establish (Maintain) a Parking Lot
North Geddes Street Properties, LLC (owner/applicant)
Residential, Class A

To establish (maintain) a parking lot by waiving the uses permitted.

3) V-17-04
Use Variance-Uses Permitted
618 & 620 North Townsend Street
To Construct a Building with Two Restaurants and Ten Dwelling Units
St. Joseph’s Health Center properties, Inc. (owner/applicant)
Residential, Class B-1 and Business, Class A

To construct a building with two restaurants and ten dwelling units by waiving the uses permitted.

II. Adjournments

A motion was made by Mr. Petragnani and seconded by Mr. Stanton to adjourn the meeting at 2:30 p.m. Motion carried unanimously.