1) Summary of cases discussed herein:

V-17-46  V-17-47  V-17-49  V-17-50  V-17-01 M1  V-17-02 M1

2) Members Present  

<table>
<thead>
<tr>
<th>Name</th>
<th>Present/NX</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>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/NX</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heather Lamendola</td>
<td>-Yes</td>
</tr>
<tr>
<td>Melissa Sanfilippo</td>
<td>-Yes</td>
</tr>
<tr>
<td>Kathryn Ryan</td>
<td>-Yes</td>
</tr>
</tbody>
</table>

3) Meeting called to order at 1:06 p.m. by Mr. Koenig (SK, CED, MC, MS, RM)

A motion was made to approve by Mr. Cheslik and seconded by Ms. Evans-Dean to adopt the minutes from the November 22, 2017 meeting. Motion carried unanimously.

A motion was made to approve by Mr. Cheslik and seconded by Ms. May to adopt the resolutions from the November 22, 2017 meeting. Motion carried unanimously.

4) Public Hearings

1) V-17-46
Area Variance –Required Front Yard and Maximum Parking Surface Coverage
409-411 Grand Avenue
Establish an Accessory Parking Area
Church of Christ (owner/applicant)
Residential, Class A

An Area Variance request to establish an accessory parking area by waiving the required front yard and maximum parking surface coverage.

Staff noted that correspondence was received from the applicant’s attorney, requesting that the hearing be postponed until the January 4, 2018 meeting so that final plans could be submitted for the proposed parking area.

Rich Puchalski, Executive Director of Syracuse United Neighbors, spoke against the proposal.

A motion to hold the hearing open was made by Mr. Cheslik and seconded by Ms. Evans-Dean. The motion carried unanimously.
2)  **V-17-47**  
**Area Variance – Required Side Yard and Lot Width**  
1425 Lodi Street  
Establish a Dwelling Unit  
Dat Huynh (owner/applicant)  
Business, Class A  

An Area Variance request to establish a dwelling unit, by waiving the required side yard and lot width in a Business, Class A zoning district.

The applicant nor a representative was present to address the BZA.

A motion to hold open until the January 4, 2018 meeting was made by Ms. May, and seconded by Ms. Evans-Dean. The motion carried unanimously.

3)  **V-17-49**  
**Area Variance – Required Parking**  
200-206 South Geddes Street  
Establish Sleeping Rooms  
Rick Destito (owner/applicant)  
Industrial, Class A  

An Area Variance request to establish sleeping rooms by waiving the required parking.

Rick Destito, the property owner, presented the proposal to the Board and explained the reason for the requested waivers.

No one from the public spoke in favor or against the proposal.

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

4)  **V-17-50**  
**Area Variance – Number of Driveways, Driveway Width, and Required Front Yard**  
202 Lockwood Road  
Establish (maintain) Two Driveways  
Donald and Linda Godard (owner/applicant)  
Residential, Class A-1  

An Area Variance request to establish (maintain) two driveways by waiving the maximum number of driveways, the maximum driveway width, and the required front yard.

Donald Godard, the property owner, presented the proposal to the Board and explained the reason for the requested waivers.

No one spoke in favor or against the proposal.
After further discussion, a motion to deny was made by Mr. Stanton and seconded by Ms. May. The motion failed 3-2.

5) **V-17-01 M1**  
**Area Variance Modification – Required Parking**  
622 Otisco Street  
Site Plan Modification  
Home Head Quarters Inc. (owner/applicant)  
Residential, Class AA

An Area Variance Modification for site plan changes, by waiving the required parking on a residential property.

Anthony Catsimatides of 451 South Warren Street, Architect, presented the proposal to the Board and explained the reason for the changes and the requested waivers.

No one spoke in favor or against the proposal.

After further discussion, a motion to approve was made by Ms. May and seconded by Ms. Evans-Dean. The motion carried unanimously.

6) **V-17-02 M1**  
**Area Variance Modification – Required Parking**  
626 Otisco Street  
Site Plan Modification  
Home Head Quarters Inc. (owner/applicant)  
Residential, Class B

An Area Variance Modification for site plan changes, by waiving the required parking on a residential property.

Anthony Catsimatides of 451 South Warren Street, Architect, presented the proposal to the Board and explained the reason for the changes and the requested waivers.

No one spoke in favor or against the proposal.

After further discussion, a motion to approve was made by Ms. May and seconded by Ms. Evans-Dean. The motion carried unanimously.

V. New Business

1) **V-12-48 M2**  
**Use Variance Modification**  
124-126 Dell Street  
Floor Plan Modification  
American Beech LLC (owner/applicant)  
Residential, Class AA

A request to modify the previously approved floor plans.
After discussion, a motion to approve was made by Mr. Cheslik and seconded by Ms. Evans-Dean. The motion carried unanimously.

VI. Authorizations for Thursday January 4, 2018

1) V-17-46 (continuation)
   **Area Variance – Required Front Yard and Maximum Parking Surface Coverage**
   409-411 Grand Avenue
   Establish an Accessory Parking Area
   Church of Christ (owner/applicant)
   Residential, Class A

2) V-17-47 (continuation)
   **Area Variance – Required Side Yard**
   1425 Lodi Street
   Convert a Garage into a Dwelling Unit
   Dat Huynh (owner/applicant)
   Business, Class A

2) V-18-01
   **Use Variance – Uses Permitted**
   131 Pulaski Street (aka 129-131 Pulaski Street)
   Establish Two, Two-Family Dwellings
   Real and Evelia Danboise (owner/applicant)
   Lakefront, T4

3) V-18-02
   **Use Variance – Uses Permitted**
   313-315 Randolph Street
   Establish (maintain) a Two-Family Dwelling
   Hasim Qeliqi (owner/applicant)
   Residential, Class A-1

4) V-05-03 M4
   **Use Variance Modification – Uses Permitted**
   2648 South Salina Street
   Antenna and Equipment Upgrade
   Dunk & Bright Holdings (owner)
   Verizon Wireless (applicant)
   Business Class A

VII. Adjournments

A motion was made by Ms. May and seconded by Mr. Cheslik to adjourn the meeting at 2:10 p.m. Motion carried unanimously.