

*Revised

Thursday, September 19, 2019

I. Meeting with Staff

II. Public Hearing

Case: 1
File Number: V-09-19-20
Case Type: Area Variance
Address: 202 Cottage Street
Zoning District: R-1 Low-Density Residential District
Applicant: David Onderdonk
Purpose: To install one front yard parking space on the left side of a two-family dwelling, resulting in front yard parking.
Code Section: 120-173
Enforcement: No
SEQR: Type II

Case: 2
File Number: V-010-19-20
Case Type: Area Variance
Address: 147 Milburn Street
Zoning District: R-1 Low-Density Residential District
Applicant: Erik Graff
Purpose: To demolish an existing detached two-car garage and construct a new detached two-car garage with a dwelling unit on the second floor, not meeting certain lot, area, and yard requirements or the residential building standards.
Code Section: 120-11, 120-160
Enforcement: No
SEQR: Type II

Case: 3
File Number: V-011-19-20
Case Type: Area Variance
Address: 1434 East Avenue
Zoning District: R-3 High-Density Residential District/East Avenue Preservation District
Applicant: Rob Cullen, CRS LLC
Purpose: To enlarge an existing attached deck at the rear of a single family attached dwelling which does not meet the rear yard setback requirement, amending the previous variance approval from 1978 which established the existing rear yard setback. The project is scheduled to be heard by the Preservation Board at the September 4, 2019 Hearing for conceptual review.
Code Section: 120-195
Enforcement: No
SEQR: Type II

Case: 4
File Number: V-012-19-20
Case Type: Area Variance
Address: 213 Longview Terrace
Zoning District: R-1 Low-Density Residential District
Applicant: Kevin Ludwig
Purpose: To install one front yard parking space on the right side of a single family dwelling, resulting in front yard parking.
Code Section: 120-173
Enforcement: No
SEQR: Type II

Case: 5
File Number: V-013-19-20
Case Type: Area Variance
Address: 464-476 Hudson Avenue
Zoning District: **R-1 Low-Density Residential District***
Applicant: Frederick Mitchell, Mitchell Design Build
Purpose: To construct an approximate 5,300 square foot single story commercial building to be used as a day care center and community center (Bundle of Joy Day Care), not meeting certain lot, area, and yard requirements, certain non-residential building standards, or the off-street parking requirement.
Code Section: 120-11, 120-159, 120-173
Enforcement: No
SEQR: Unlisted
Lead Agency: City Planning Commission

Case: 6
File Number: V-014-19-20
Case Type: Area Variance
Address: 112 Hudson Avenue
Zoning District: C-2 Community Center District
Applicant: Scott Fiske, Pardi Partnership Architects
Purpose: To construct an approximate 7,520 square foot addition to be used as indoor storage for an existing contractor operation, an expansion of a nonconforming use.
Code Section: 120-195
Enforcement: No
SEQR: Unlisted
Lead Agency: Zoning Board of Appeals