

Thursday, May 21, 2020

I. Meeting with Staff

II. Public Hearing

Case: 1
File Number: V-056-19-20
Case Type: Area Variance
Address: 336 Nunda Boulevard
Zoning District: R-1 Low-Density Residential District
Applicant: Fritz Gunther
Purpose: To construct an addition to a single family dwelling, not meeting the rear yard setback requirement.
Code Section: 120-11
Enforcement: No
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 2
File Number: V-057-19-20
Case Type: Area Variance
Address: 103 Prospect Street
Zoning District: R-1 Low-Density Residential District
Applicant: Vivian Clark
Purpose: To legalize the reduction in transparency on the first floor of a mixed-use building, not meeting the nonresidential and mixed-use building standards.
Code Section: 120-159
Enforcement: Yes
SEQR: Unlisted
Lead Agency: Zoning Board of Appeals

Case: 3
File Number: V-058-19-20
Case Type: Area Variance
Address: 153 Windemere Road
Zoning District: R-1 Low-Density Residential District
Applicant: Noel and Connie Gilheany
Purpose: To legalize the change of the exterior building material on a single family dwelling, not meeting the city-wide design standards for a Designated Building of Historic Value.
Code Section: 120-158
Enforcement: Yes
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 4
File Number: V-059-19-20
Case Type: Area Variance
Address: 202 Otis Street
Zoning District: R-1 Low-Density Residential District
Applicant: Ray Trotta
Purpose: To establish the first floor of a mixed-use building as a dwelling unit, resulting in the conversion of nonresidential floor area to a residential use.

Code Section: 120-166
Enforcement: No
SEQR: Type II [48-5B(13)]
Lead Agency: N/A

Case: 5
File Number: V-060-19-20
Case Type: Area Variance
Address: 327-347 Monroe Avenue
Zoning District: C-2 Community Center District
Applicant: Ray Trotta
Purpose: To construct a 2,600 square foot restaurant with drive-thru (Burger King), not meeting certain lot, area, and yard requirements; certain refuse locational requirements; or certain off-street parking requirements.

Code Section: 120-44, 120-165, 120-173
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: 6
File Number: V-061-19-20
Case Type: Area Variance
Address: 170 Atkinson Street
Zoning District: R-2 Medium-Density Residential District
Applicant: Matthew Denker
Purpose: To construct a single family dwelling, not meeting the residential building standards.

Code Section: 120-160
Enforcement: No
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 7
File Number: V-062-19-20
Case Type: Area Variance
Address: 12 Greig Street
Zoning District: R-3 High-Density Residential District
Applicant: Sara Warren
Purpose: To install a driveway to serve a two-family dwelling that terminates at the rear wall of the structure, not leading to a legal parking space.

Code Section: 120-173
Enforcement: No
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 8
File Number: V-063-19-20
Case Type: Area Variance
Address: 1541 South Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Matt Honeyford
Purpose: To legalize the third floor in conjunction with the second floor dwelling unit, an expansion of a nonconforming use.
Code Section: 120-195
Enforcement: Yes
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 9
File Number: V-064-19-20
Case Type: Area Variance
Address: 191 Genesee Street
Zoning District: C-1 Neighborhood Center District
Applicant: Nick Selcuk
Purpose: To legalize the existing plywood and cinder blocks in a series of window openings on the second and third floor of a mixed-use building, not meeting the nonresidential and mixed-use building standards.
Code Section: 120-159
Enforcement: Yes
SEQR: Unlisted
Lead Agency: Zoning Board of Appeals

Case: 10
File Number: V-065-19-20
Case Type: Area Variance
Address: 153-155 Averill Avenue
Zoning District: R-2 Medium-Density Residential District
Applicant: Jill Gussow
Purpose: To demolish the rear structure on the property which is a Designated Building of Historic Value.
Code Section: 120-158
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning