

\*Revised

**Thursday, August 20, 2020**

**I. Meeting with Staff**

**II. Public Hearing**

**Case: 1**  
File Number: V-006-20-21  
Case Type: Area Variance  
Address: 150 Highland Avenue  
Zoning District: IPD #14  
Applicant: Shirah Cahill, Landscape Designer  
Purpose: To construct an outdoor seating area accessory to an existing café within an assisted living facility (St. John's Home), an expansion of a nonconforming use.  
  
Code Section: 120-195  
Enforcement: No  
SEQR: Unlisted  
Lead Agency: Zoning Board of Appeals

**Case: 2**  
File Number: V-007-20-21  
Case Type: Area Variance  
Address: 70 Rockingham Street  
Zoning District: R-1 Low-Density Residential District  
Applicant: Dominic Piacentini  
Purpose: To install one parking space in the front yard, resulting in front yard parking.  
  
Code Section: 120-173  
Enforcement: No  
SEQR: Type II I [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case: 3**  
File Number: V-008-20-21  
Case Type: Area Variance  
Address: 316 South Winton Road  
Zoning District: R-1 Low-Density Residential District  
Applicant: John McGuire  
Purpose: To change the exterior building material and to install a series of replacement windows in a single family dwelling, not meeting the city-wide design standards for a Designated Building of Historic Value.  
  
Code Section: 120-158  
Enforcement: No  
SEQR: Type II I [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case:** **4**  
File Number: V-009-20-21  
Case Type: Area Variance  
Address: 54-56 South Union Street  
Zoning District: R-3 High Density Residential District  
Applicant: Jon Genrich, Architect  
Purpose: To install an approximate 24 square foot internally illuminated detached sign for an existing bar/restaurant (ROC Brewing), not meeting certain design standards.  
Code Section: 120-177  
Enforcement: No  
SEQR: **Type II [48-5B(14)]\***  
Lead Agency: N/A

**Case:** **5**  
File Number: V-010-20-21  
Case Type: Area Variance  
Address: 350-362 State Street  
Zoning District: CCD-R Center City District – Riverfront  
Applicant: Neville Greaves, NKG Corp  
Purpose: To alter the original storefront style windows on the first floor of a multi-story building associated with a change of use, not meeting the city-wide design standards for a Designated Building of Historic Value.  
Code Section: 120-158  
Enforcement: No  
SEQR: Unlisted  
Lead Agency: Manager of Zoning

**Case:** **6**  
File Number: V-011-20-21  
Case Type: Area Variance  
Address: 112 Hudson Avenue  
Zoning District: C-2 Community Center District  
Applicant: Scott Fiske, Architect  
Purpose: To construct an approximate 3,600 square foot addition to an existing contractor operation facility, an expansion of a nonconforming use.  
Code Section: 120-195  
Enforcement: No  
SEQR: Unlisted  
Lead Agency: Zoning Board of Appeals