

ZONING BOARD OF APPEALS MINUTES
February 18, 2016

CASE #	ADDRESS	DECISION	RECORD OF VOTE
<u>V-046-15-16:</u> To consider the economic hardship associated with the proposal to store trucks and equipment on the vacant lot at 111 Industrial St. to serve the existing paving and trucking company at 100-106 Industrial St. Outdoor uses are prohibited in the District.	111 Industrial Street	Approved	4-2-0
<u>V-047-15-16:</u> To legalize a change in use from office to church on the first floor of this building.	130 White Street	Approved	6-0-0
<u>V-048-15-16:</u> To install a 3' x 5' internally illuminated attached sign for "Chester's" take-out food, which is located in a high-impact retail store with gas sales.	430 Mount Read Blvd	Approved on Condition	6-0-0
<u>V-049-15-16:</u> To remove the existing 24' tall pole sign and replace it with a 6' tall monument sign with LED gas pricing for Speedway.	771-777 Monroe Avenue 1849 East Avenue	Approved	6-0-0
<u>V-050-15-16:</u> To demolish a DBHV as part of a project that includes the construction of a new brewing facility and tank farm for the Genesee Brewery.	495 St. Paul Street	HELD by the Zoning Board of Appeals to the March 24, 2016 Hearing	
<u>V-051-15-16:</u> To renovate the front façade of the existing place of worship, not meeting the city-wide design standards.	490 North Goodman Street	Approved on Condition	6-0-0
<u>V-052-15-16:</u> To legalize the combination of two retail spaces in the Bull's Head Plaza resulting in a low-impact retail store of 8,200 sq. ft., thereby exceeding the size limitation.	835 West Main Street	Approved	6-0-0
<u>V-053-15-16:</u> To establish use of the property as a high-impact retail store, not meeting the distance separation requirements.	247 North Clinton Avenue	Denied	0-6-0
<u>V-054-15-16:</u> To waive certain sign requirements associated with the sign package for the proposed CVS pharmacy with drive-thru.	1431 Mount Hope Avenue	Approved with Lesser Relief and On Condition	5-0-0 (Khaleel recused)

CASE #	ADDRESS	DECISION	RECORD OF VOTE
<p><u>V-033-15-16:</u> <i>The applicant requested that the floor plan of the 3rd floor be revised.</i> To establish use of the property as a multi-family dwelling. Request approved with lesser relief on 12/17/15: <i>The following configuration is approved: 1st floor, two 1-bedroom units; 2nd floor, two 1-bedroom units; 3rd floor, one studio unit. The 3rd floor attic studio can only occupy the front portion of the building, per the attached floor plan. The asphalt in the side yard that is reserved for snow removal must be removed per the attached drawing and the area restored to green space.</i></p>	<p>965 Monroe Avenue</p>	<p>Condition Modified and Approved</p>	<p>6-0-0</p>

Zoning Board Members Present: D. Carr, R. Khaleel, D. O'Brien, J. O'Donnell, M. Tilton, E. Van Dusen

DISTRIBUTION:

L. Warren B. Muhammed D. Algarin H. Washington A. Guzzetta Zoning Staff
 G. Kirkmire V. Wehbring T. Mann J. Brennan NSC Administrators

CONDITIONS:

V-048-15-16 (430 Mount Read Blvd):

The following signs are approved: 1) the existing "Gulf" signs on two sides of the gas canopy, 2) the existing signs on both sides of the gas pumps, and; 3) the proposed, internally-illuminated sign for "Chester's".

V-051-15-16 (490 N. Goodman Street):

The façade renovation must use the heaviest, reinforcing mesh EIFS available in order to reinforce the EIFS from the transom down. The 2' water table at the base of the building must be maintained according to the elevation submitted at the 02/18/16 hearing. The additional windows proposed in the elevation submitted at the 02/18/16 hearing are required.

V-054-13-14 (1431 Mount Hope Avenue):

The base of the monument sign must use brick that matches the building. The proposed sign on the west elevation (i.e. facing the parking lot) is denied.

V-033-15-16 (965 Monroe Avenue):

The following reconfiguration is approved: 1st floor, two 1-bedroom units; 2nd floor, two 1-bedroom units; 3rd floor, one studio unit. **The 3rd floor attic studio can only occupy the front portion of the building depicted on the attached floor plan (as submitted on 02/18/16).** The asphalt in the side yard that is reserved for snow removal must be removed per the attached drawing and the area restored to green space. **Exposed mechanical devices, including but not limited to, air conditioners, are not permitted on the facade of the building.**