

ZONING BOARD OF APPEALS DECISION GRID

August 11, 2016

***Amended 08/25/16**

CASE #	ADDRESS	DECISION	RECORD OF VOTE
<u>V-012-16-17:</u> To legalize the existing digital price sign on the Walmart gas canopy.	1490 Hudson Avenue	Approve	6-0-0
<u>V-013-16-17:</u> To legalize the existing pole sign for "L&M Lanes".	873 Merchants Road	Default Denial*	3-3-0
<u>V-014-16-17:</u> To legalize a 6' tall stockade fence in the front yard of a single family dwelling.	45 Sunset Street	Approve	6-0-0
<u>V-015-16-17:</u> To expand a 2-family dwelling into the 3 rd floor.	239 Westminster Road	Deny	0-6-0
<u>V-016-16-17:</u> To widen the existing driveway of a single family dwelling from 9' to 19'.	99 Denise	Approve	6-0-0
<u>V-017-16-17:</u> To legalize the driveway expansion in the front yard of a two-family dwelling.	298 Westfield Street	Approve with Lesser Relief	6-0-0
<u>V-018-16-17:</u> To waive the lot coverage, fence requirements, and certain city-wide design standards associated with the construction of an addition to the church and the expansion of the existing parking lot.	118-124, 132, 134, 136, and 144 Reynolds Street	Approve on Condition	6-0-0
<u>V-019-16-17:</u> To install a deck and gravel driveway and parking area in the rear yard of a two-family dwelling.	28 Edmonds Street	Approve with Lesser Relief	5-1-0
<u>V-020-16-17:</u> To install a 5' tall solid wood fence along the Poplar Street frontage of a single family dwelling.	137 Linden Street	Approve on Condition	5-1-0
<u>V-021-16-17:</u> To re-establish use of the property as a two-family dwelling that has lost its rights.	301 Remington Street	Approve on Condition	6-0-0
<u>V-022-16-17:</u> To repair the sign for "Rowe Photography".	1737 Mount Hope Avenue	Approve	6-0-0
<u>V-068-15-16:</u> To construct an addition to an existing one-bay vehicle repair operation.	800 Atlantic Avenue	Approve on Condition	6-0-0

Zoning Board Members Present: J. Best, L. Boose, D. Carr, M. Tilton

Zoning Board Alternates Present: L. Jennings, J. DeMott

Absent: M. Morales, E. Van Dusen, J. O'Donnell

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-017-16-17 (298 Westfield Street): Plan B, which was articulated in the variance application as follows, is approved: "obtain a variance to make my driveway 20' (width) and extend back to within 1' of the fence line, ~~then pave it and the sidewalks~~ and returning approximately 16' of grass area back to its original state."

V-018-16-17 (118-124, 132, 134, 136, and 144 Reynolds Street): The 4' fence cannot be chain link; an alternate fence type must be approved by the Director of Planning and Zoning. A door must be installed on the façade of the existing building along Dr. Samuel McCree Way (if this is not feasible, the door may be installed along the Reynolds Street façade); the final design is to be approved by the Director of Planning and Zoning.

V-019-16-17 (28 Edmonds Street): The revised proposal which includes a 12' x 12' deck and an angled parking area in the rear yard is approved (see attached survey map). Both the deck and the expanded parking area must be installed at the same time.

V-20-16-17 (137 Linden Street): The fence style must be concave, board-on-board.

V-021-16-17 (301 Remington Street): The second floor must comply with the requirements of the NYS Building Code.

V-068-15-16 (800 Atlantic Avenue): The façade renovation must use the heaviest, reinforcing mesh EIFS available. The first 2' at the base of the building must be constructed of concrete or other durable material, not including EIFS.

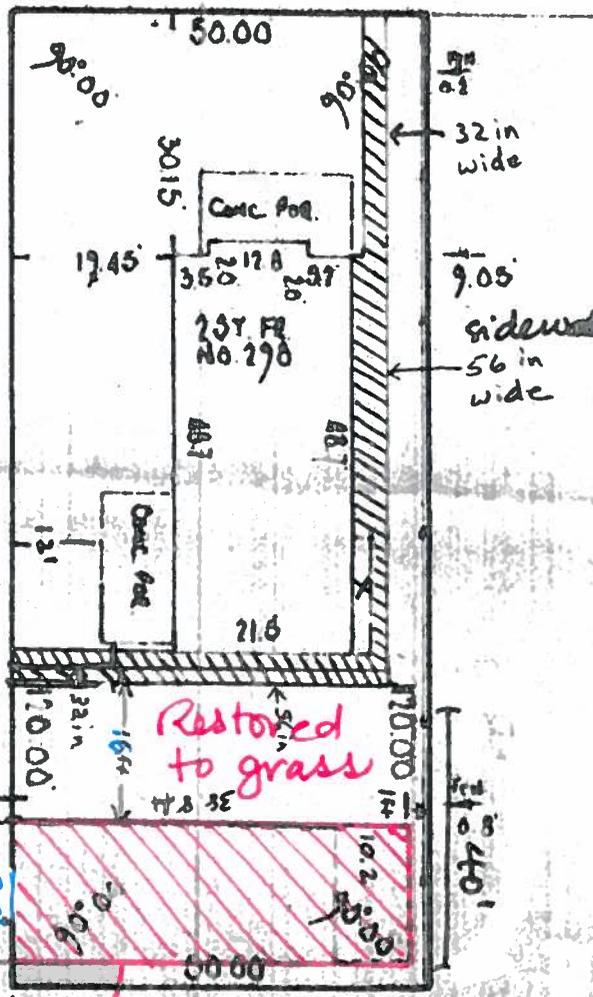
*** V-013-16-17 (873 Merchants Street):** This variance application failed to reach four concurring votes of the Board, and is therefore deemed a denial pursuant to Zoning Code Section 120-186(D)(1) requiring no further findings of fact.

(298 Westfield St.)

WESTFIELD (50) STREET

RATBURN

AVENUE



Enlargement



1/16 in = 1.46 ft.

lot. 6000 SF

previous coverage : 2221 (37%)

current coverage : 3371 (56%)

driveway 20' x 50'

I HEREBY CERTIFY THAT THIS MAP WAS COMPLETED ON APRIL 6, 1992 FROM THE NOTES OF AN INSTRUMENT SURVEY

James H. Parker
JAMES H. PARKER 15-89302

CERTIFIED TO WAYNE F. DEJOND, JOHN P. SCHULTZ, JANE R. SCHULTZ

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 2809 OF THE NEW YORK STATE EDUCATION LAW

QUARANT PERSON COMPANY AND YES CERTIFI SUBSECU

