

**ZONING BOARD OF APPEALS  
REGULAR MEETING OF Mar 25, 2009  
ROOM 901--CITY HALL**

**2:00 PM**

1. 807 CLINTON ST.-- CEPHAS ATTICA, INC. to convert a former rectory to a Human Service facility for parolees transition into community life. . (130141)

Section 511-136 HUMAN SERVICE FACILITY

---

2. 144 URBAN ST.-- MICHAEL QUARCINI to convert and use a portion of a 3-story warehouse to a manufacturing and training facility in a residential district. . (134303)

R2 district. Section 511-12 PERMITTED USES IN A RESIDENTIAL DISTRICT

---

3. 1230 GENESEE ST.-- REV. REGINALD KERR to convert and use the second floor of a Church into an emergency shelter Human Service facility for homeless women and children. . (134089)

C2 district. Section 511-136 RESTRICTED USE PERMIT FOR HUMAN SERVICE FACILITY

---

4. 1175 MAIN ST.-- BETHANY BERNATOWICZ to install two 2.9' x 22' poles signs encroaching the right-of-way and a rear yard 10' x 8'10" ground sign. . (131612)

TS district. Section 511-79.6(2,3,7)b SIGNS MUST BE MOUNTED FLAT ON WALL OF STRUCTURE

---

5. 1979 SENECA ST.-- CUSTOM SIGN COMPANY to install and use a 4'x8' projecting illuminated sign. . (132837)

C1 district. Section 511-28F1A SIGNS MUST BE WALL MOUNTED

---



6. 1285 WILLIAM ST.-- YOUSEF JAARAH to convert and use the existing building for a slaughterhouse and butcher shop for lamb, goats, poultry and livestock with a "farmer's Market". . (135208)

M2 district. Section 511-52A PERMITTED USES IN THE DISTRICT

---

7. 2067 NIAGARA ST.-- LIFE RECOVERY CENTER to convert a 2nd floor apartment to a Human Service Facility for females recovering from substance and alcohol abuse. . (135166)

C2 district. Section 511-136 HUMAN SERVICE FACILITY

---

**2:15 PM**

8. 1358 KENSINGTON AVE.-- INSPIRATION HOUSE to convert and use a one-family dwelling to a Human Service facility with transient housing and counseling for 3 individuals. . (135272)

C1 district. Section 511-136 HUMAN SERVICE FACILITY

---

9. 458 DOAT ST.-- YVES-RICHARD BLANC to re-establish a discontinued, non-conforming use as a tavern and dance nightclub with DJ- two nights/week. . (135256)

R2 district. Section 511-110 DISCONTINUANCE OF A NON-CONFORMING USE IN THE DISTRICT

---

10. 132 LAKEVIEW -- KENNETH PIERI to install an electronic "LED" reader board wall sign on the Porter Avenue side of the building. . (135120)

PB district. Section 511-62F ALLOWS FOR WALL SIGNS TO 35 SF TOTAL

---



11. 301 - 311 WEST UTICA ST.-- FRIZLEN ARCHITECTS to construct a 16 unit two-bedroom apartment complex deficient in rear yard setbacks and density and requesting commercial office use and a front yard ground sign not allowed in the district. . (135915)  
R3 district.

WITHDRAWN

**2:30 PM**

12. 160 WARWICK -- FRANK SURIANELLO to erect and use a temporary concrete mixing plant to be used for off-site Public Works projects. . (136257)  
M1 district. Section 511-125A(8) TEMPORARY STRUCTURES IN THE DISTRICT

\_\_\_\_\_

13. 128 WEST NORTHRUP -- ROBERTO BECERRIL, JR. to construct a two-story 30' x 36' x 21' high non-habitable loft area garage to the rear of the property. . (136029)  
R2 district. Section 511-87A ACCESSORY BUILDING ADDITION HEIGHTS

\_\_\_\_\_

14. 768 ASHLAND AVE.-- ADAM SOKOL to replace an existing garage with a 11'x18' garage taking up more than 30% of the rear yard. . (136235)  
R3 district. Section 511-87A STRUCTURE ENCOMPASSING MORE THAN 30% OF REAR YARD

\_\_\_\_\_



15. 220 LEXINGTON AVE.-- KUNI SATO to install and use an 8' x 20' sidewalk café at the front of the restaurant. . (136345)

C1 district. Section 511-28F(2) A BUSINESS OR SERVICE MUST BE CONDUCTED INSIDE OF THE BUILDING

---

16. 375 COLVIN AVE.-- GREG SZELIGA to convert and use a two-story Church for a fitness center with signs non-conforming in the district. . (136459)

R3 district. Section 511-28A & 511-12K(2) COMMERCIAL USE NOT ALLOWED IN A RESIDENTIAL DISTRICT & SIGNS LIMITED TO 1.5SF AND WALL MOUNTED

---

**2:45 PM**

17. 2108 BAILEY AVE.-- USHA SHARMA to install an 12' x 20' front yard parking pad for two vehicles encroaching the city right-of-way. . (136446)

R2 district. Section 511-97B PROHIBITS FRONT YARD PARKING

---

18. 200 DELAWARE AVE.-- UNIQUEST DELAWARE, LLC to install a ground sign, pole sign and directional signs. . (136416)

DO district. Section 511-63i(3) ALLOWS FOR WALL MOUNTED SIGNS OF LESS THAN 35 SF

---

19. 2085 MAIN ST.-- ROBERT HARPER to install and use a 36.6' high billboard at the top of NFTA property. . (135913)

TS district. Section 511-79.4 NON-PERMITTED NON-ACCESSORY SIGNS

---



20. 40 HOPKINS ST.-- RICHARD CAMMACK to use an 8'x20' temporary trailer as an office for a salvage yard. . (136577)

M2 district. Section 511-125A(8) TEMPORARY TRAILERS FOR ONE YEAR PERIOD. \_\_\_\_\_

**3:00 PM**

21. 858 E. FERRY ST.-- DAVID PAWLIK to erect and use a three-story, 50-unit elderly housing complex with parking. . (136580)

M1 district. Section 511-44 PERMITTED USE IN AN INDUSTRIAL DISTRICT \_\_\_\_\_

22. 186 FOREST AVE.-- CHARLES CAMPANELLA to use as a contractor's equipment storage yard first allowed in a general commercial district. . (135906)

C1 district. Section 511-28 PERMITTED USES IN THE DISTRICT \_\_\_\_\_

23. 448 ELMWOOD AVE.-- FRIZLEN ARCHITECTS to erect a three-story mixed use building for 12 upper floor apartments and first floor retail . (128662)

EB district. Section 511-56E(1) & 511-96A DENSITY OF DWELLINGS AND MINIMUM PARKING REQUIREMENTS \_\_\_\_\_

**NEXT SCHEDULED MEETING IS Apr 22, 2009  
DEADLINE FOR APPLICATIONS IS Apr 3, 2009**

**I HEREBY certify that the foregoing is a full and true abstract of matters considered with actions taken and / or decision thereon by the Zoning Board of Appeals.**

**DATED: Mar 25, 200**

**ATTEST:** .....

