

**ZONING BOARD OF APPEALS
REGULAR MEETING OF Jun 23, 2010
ROOM 901--CITY HALL**

2:00 PM

1. 714 WALDEN AVE.-- DARWISH DARWISH to use an 18' x 48' storage trailer of tires at an auto repair shop. . (153849)

C1 district. Section 511-125A(8) USE OF TEMPORARY TRAILERS

*STAFF RECOMMENDATION: SEQR: Type 2

2. 411 WALDEN AVE.-- MOHAMAD KHALIL to use three 8'Wx12'Hx48'L storage trailers for tires at an auto repair shop. . (153855)

Section 511-125A(8) USE OF TEMPORARY TRAILERS

*STAFF RECOMMENDATION: SEQR: Type 2

3. 1525 WILLIAM ST.-- MOHAMAD KHALIL to use three 8'Wx12'Hx48'L storage trailers for tires at an auto repair shop. . (153852)

M2 district. Section 511-125A(8) USE OF TEMPORARY TRAILERS

*STAFF RECOMMENDATION: SEQR: Type 2

4. 291 BRYANT ST.-- ADAM BACKUS to convert a restaurant to a retail clothing store in a residential district. . (153411)

R3 district. Section 511-28B RETAIL BUSINESS MNOT ALLOWED IN RESIDENTIAL DISTRICTS

*STAFF RECOMMENDATION: SEQR: Type 2

5. 72 BEST ST.-- JAY MANNING to construct and use a two-story, two-car garage; a covered accessible ramp to the house and a 6 foot decorative fence to enclose the yard. . (153333)

R3 district. Section 511-87A EXCESSIVE HEIGHT; 5 OF REAR YARD USE & FRONT YARD FENCE HEIGHT REQUIREMENTS

*STAFF RECOMMENDATION: SEQR: Type 2

2:15 PM

6. 351 GRIDER ST.-- GRIDER COMMUNITY GARDENS to erect and use a gated lot for a farmers market on a weekly basis in a residential area. . (154222)

R2 district. Section 511-12 PERMITTED USES IN THE DISTRICT

*STAFF RECOMMENDATION: Unlisted Action-uncoordinated review

7. 287 NORTH DR. -- STEVEN FRANCOFORTE to erect and use a 29' x 30' frame garage that exceeds the height and rear lot requirements for the district. . (154567)

R2 district. Section 511-87A HEIGHT AND REAR LOT RESTRICTIONS

*STAFF RECOMMENDATION: Type 2

8. 467 TACOMA -- RON SERIO to convert and use a commercial storefront and two apartments into four apartments. . (154790)

R2 district. Section 511-14A(3) & (4) REQUIRED FRONT AND SIDE YARDS

*STAFF RECOMMENDATION: Type 2

9. 469 TACOMA -- RON SERIO to convert and use a commercial storefront and two apartments into four apartments. . (154758)

R2 district. Section 511-14A(3) & (4) REQUIRED FRONT AND SIDE YARDS

2:30 PM

- 10 15 LATOUR -- MOHAMMAD MEMON to convert and use an existing parking lot as a used car sales lot. . (154874)

R2 district. Section 511-32B PERMITTED USES FIRST ALLOWED IN A C2 DISTRICT

*STAFF RECOMMENDATION: Unlisted action

11 39 OXFORD -- PERRY SMITH to erect and use a 20' x 28' one-story garage 25' from the front property line. . (154770)

R2 district. Section 511-87C ACCESSORY STRUCTURES MUST BE SET BACK AT LEAST 60' FROM THE FRONT PROPERTY LINE

*STAFF RECOMMENDATION: Type 2

12 159 BLAINE AVE.-- MATTHEW CUNNINGHAM to install and use a 21' x 30' front yard parking pad. . (154196)

R2 district. Section 511-97(B) FRONT YARD PARKING IS NOT ALLOWED

*STAFF RECOMMENDATION: Type 2

13 315 STERLING AVE.-- ANTHONY PARISI to install and use a 9' x 20' front yard parking pad. . (154618)

R2 district. Section 511-115F(1) RESTRICTIONS ON FRONT YARD PARKING

*STAFF RECOMMENDATION: Type 2

2:45 PM

14 30 WYOMING -- SAM SAVARINO to renovate and expand a Human Service facility for 10 rooms, a bathroom and 6 dormers on the 3rd floor. . (154881)

R2 district. Section 511-136 EXPANSION OF AN APPROVED HUMAN SERVICE FACILITY

15 537 EAST DELAVAN AVE.-- JEREMY DUNN to use a temporary trailer for office and storage space. . (154905)

M1 district. Section 511-125A(8) USE OF TEMPORARY STRUCTURES

*STAFF RECOMMENDATION: Type 2

16 2497 DELAWARE AVE.-- WNY IMMEDIATE CARE to construct a medical office building in a residential district. . (153818)

R2 district. Section 511-12 PERMITTED USES IN THE DISTRICT

*STAFF RECOMMENDATION: Lead Agency - CPB

**NEXT SCHEDULED MEETING IS Jul 28, 2010
DEADLINE FOR APPLICATIONS IS Jul 9, 2010**

**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: Jun 23, 2010 ATTEST: