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## CODE ENFORCEMENT OFFICE

City Hall, 258 Main Street  
Oneonta, NY 13820-2589

**DATE:** August 26, 2015

**TO:** Zoning Board of Appeals  
Edward May, Chair  
Paul Robinson, Vice Chair  
Robert Lawson, Commissioner  
Louis Shields, Commissioner  
John Rafter, Commissioner  
Joseph Ficano, Commissioner  
Karen Geasey, Commissioner  
Council Member Robert Brzozowski, Liaison

**CC:** Douglas Kendall, City Clerk

**FROM:** Robert G. Chiappisi, Code Officer

**APPLICANT:** Housing Visions

**PROPERTY INFORMATION:**  
**ADDRESS:** 6-8 Silver Avenue \*  
**TAX MAP #:** 288.17-1-29  
**ZONING DISTRICT:** R-3 High Density Residential  
**OWNER:** Edward May Jr

**APPLICANT INFORMATION ADDRESS:** 1201 E Fayette Street, Syracuse, NY 13210  
**NAME:** Steve Underhill, Development Manager  
**OWNER:** Housing Visions

**PROPOSAL:** The applicant has applied to build a four unit townhouse (Building "C")\*\*. Site Plan Review is being conducted by the Planning Commission. The site plan indicates Front Yard Parking. Front Yard Parking is prohibited in all zones in the City of Oneonta

### 1) Environmental Assessment Form Review:

§ 300-75 F: Compliance with SEQR. The Zoning Board shall not take final action on any site plan proposal until all SEQR requirements have been addressed in accordance with 6 NYCRR Part 617.

A *Long Environmental Assessment Form (LEAF)* has been submitted to the Planning Commission which has declared itself lead agency for this project. The Code Enforcement Officer advises that for the purposes of this area variance request for front yard parking, this proposal should be considered a Type II action. No further action by the Board is required.

**2) Area Variance:**

300-61 C (1): Parking areas set back from lot lines and streets. In all districts, no part of any parking area, other than driveways for ingress and egress, shall be located closer to a lot line than 5 feet nor closer to a sidewalk than 10 feet. Parking is further restricted from front yards elsewhere in this chapter.

**The proposed driveway will be located within 5 feet of the side property lines.**

300-61 C (5) (a): No person shall keep, store, or park any motor vehicle, whether operable or inoperable, on any portion of a front yard or corner lot side yard facing a street of any property except on driveways previously approved by the Code Enforcement Officer, which may or may not consist of an impervious surface material. For the purposes of section 300-61 only, the term "front yard" shall mean either the front yard required for the zone district or the front setback of the existing primary building, whichever is greater.

300-61 C (5) (b): No owner, tenant, manager or occupant of property used as a residence shall allow any person to keep, store, or park any motor vehicle, whether operable or inoperable, on any portion of a front yard or corner lot side yard facing a street, except on driveways, which may or may not consist of an impervious surface material.

**The proposed driveway will be located in the front yard of this property.**

NOTES:

\*According to county records, the property address for this parcel is 6-8 Silver Avenue. This building will require a 911 address and will presumably have a Monroe Ave address once the structure is completed.

\*\*There are 2 parcels along Monroe Ave, and the applicant proposes to build a 4 unit townhouse on each of them. Only building C requires a variance as Monroe Ave, while an improved and dedicated street, ends just about 50' West of the proposed parking area. From that point on it is considered a private driveway.

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