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**ZONING BOARD OF APPEALS
COMMON COUNCIL CHAMBERS - CITY HALL
APRIL 10, 2018 5:00 PM**

ZBA Case No.: 05-18	Zone: CN
1262 Culver Avenue CTM #331.10-1-14	Special Use Permit
1251 Albany Street CTM #331.10-1-15	
Applicant: Clifford Fuel Co., Inc.	
Owner: 1262 Culver Ave Realty LLC	

Pursuant to Section 2-29-68 of the Zoning Ordinance of the City of Utica, the applicant is seeking approval of a special use permit in order to expand a legal non-conforming use at the above referenced property.

Pursuant to Section 2-29-67(d)(1) of the Zoning Ordinance of the City of Utica, the applicant is seeking an area variance in order to replace an existing entrance way at the above referenced property.

The applicant is proposing to remove the existing retail portion of the vehicle service station. The applicant is proposing to construct a 4,333 sf one story building to replace the existing store and subway on the two sites. This will be 875 sf larger than the combined areas of the two existing buildings. The gas canopy will be reduced by approximately 13 feet. The applicant will be required to receive a Special Use Permit to expand this legal non-conforming use. Twenty-three (23) parking spaces will be required in accordance with the Zoning Ordinance of the City of Utica. There will be an additional eight (8) spaces provided at the gas pumps.

The applicant is seeking an Area Variance for the two front yard setbacks. In accordance with Section 2-19-191(5)(a) of the Zoning Ordinance of the City of Utica, the minimum required front yard setback in a Neighborhood Commercial zoning district is 10' or the average of the street. The applicant is proposing front yard setbacks of 5' on the Welsh Bush Road and Albany Street sides of the property. The applicant is seeking an area variance for the reduction in the front yard setback.

This project will require Site Plan review and approval from the City of Utica's Planning Board.

ZBA Case No.: 06-18	Zone: RT-1
1210 Blandina Street	Area Variance
Applicant: Greater Utica United Somali Bantu Assoc.	
Owner: Mohamed Abindoor	

Pursuant to Section 2-29-67(d)(2) of the Zoning Ordinance of the City of Utica, the applicant is seeking a use variance in order to operate a religious education center at the above referenced property.

The applicant is currently utilizing the building for instruction for 12 – 15 children ages 5 to 14 years old for religious purposes. The members of their community act as the instructors for this program. Instructions are taught on Wednesdays and Thursdays from 5-8 pm and Saturdays and Sundays from 11:00 am to 1:00 pm.

The applicant will be required to receive a Use Variance in order to continue the operation of this program at this location.

ZBA Case No.: 07-18
1508 Genesee Street
Applicant: Beacon Center
Owner: Gasnar Corporation

Zone: OA
Special Use Permit

Pursuant to Section 2-29-68 of the Zoning Ordinance of the City of Utica, the applicant is seeking approval of a special use permit in order to operate a medical care facility at the above referenced property.

The Beacon Center has been providing substance counseling at this property since 2011. They are looking to expand services at this location to include treatment for opioid use disorders. They are proposing to add methadone as a form of treatment. This will require medication to be stored on site. All DEA regulations will be followed. The hours of operation will be Monday – Friday 5:00 am – 2:00 pm and Saturdays 5:00 am to 10:00 am. This will add five (5) employees.

Parking is provided in the rear of the building. Minor changes to the floor plan of the office suite will be implemented to add a safe room and a medication room.

Oneida County Department of Mental Health has provided a letter of support for this proposed service at the Beacon Center.

