



Department of Planning, Housing, & Community Development

Mayor, Richard C. David
Director, Dr. Juliet Berling

STAFF REPORT

Date: September 28, 2015
Subject: 1 N. Depot Street; Area Variance
Applicant: JJB Property Management
Tax ID #: 160.25-2-20
Case: 2015-19

A. SUMMARY:

The applicant seeks an Area Variance for 69 parking spaces where 119 are required in the C-1, Service Commercial District. The subject parcel is bound by Prospect Avenue, N. Depot Street, Eldredge Street and Chenango Street. Land use in the vicinity is a mix of multi-unit residential, industrial and commercial. The parcel is located in the Rail Terminal Local, State and National Historic District. The building is constructed in Romanesque Style with Italianate features and was built between 1885-1896.

The case is currently under review by the Planning Commission and has already been reviewed and passed by the Commission on Architecture and Urban Design.

B. PREVIOUS ZONING BOARD & PLANNING COMMISSION ACTIVITY

2 & 2.5 Eldredge Street:

In March of 2004, the Planning Commission approved a Special Use Permit and Series A Site Plan Review to construct a 16,685 square foot warehouse.

In July of 2013, the Planning Commission approved a waiver for 20% of the business' off-street parking requirement and a Special Use Permit and Series A Site Plan Review for expansion of an existing Light Industrial use.

25 & 29 Eldredge Street: In December of 2012, the Planning Commission approved a Special Use Permit and Series A Site Plan Review for a Mixed Use Project - Multi-Unit Dwelling & General Office.

100 Eldredge Street: In March of 2010, the Zoning Board of Appeals approved an area variance for minimum front setback and minimum rear setback.

C. ENVIRONMENTAL IMPACT

The applicant's proposal is a SEQR **TYPE 1** Action. The Zoning Board of Appeals may be the lead agency to determine any environmental significance.

Motion to determine what type of action:

- a. **Type I**
 - b. Type II
 - c. Unlisted
2. Determine Lead Agency and other involved agencies.
 3. Motion to schedule a public hearing.
 4. After the Public Hearing, Determination of Significance. (See EAS Part 2 & Part 3)

	NO, OR SMALL IMPACT MAY OCCUR	MODERATE TO LARGE IMPACT MAY OCCUR
Will the proposed action involve construction on, or physical alteration of, the land surface of the proposed site?	X	
Will the proposed action result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves)?	X	
Will the proposed action affect one or more wetlands or other surface waterbodies (e.g., streams, rivers, ponds or lakes)?	X	
Will the proposed action result in new or additional use of ground water, or have the potential to introduce contaminants to ground water or an aquifer?	X	
Will the proposed action result in development on lands subject to flooding?	X	
Will the proposed action include a state regulated air emission source?	X	
Will the proposed action result in a loss of flora or fauna?	X	
Will the proposed action impact agricultural resources?	X	
Will the proposed action be obviously different from, or in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource?	X	
Will the proposed action occur in or adjacent to a historic or archaeological resource?		X
Will the proposed action result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan?	X	
Will the proposed action result in a change to existing transportation systems?	X	
Will the proposed action cause an increase in the use of any form of energy?	X	

Will the proposed action result in an increase in noise, odors, or outdoor lighting	X	
Will the proposed action have an impact on human health from exposure to new or existing sources of contaminants?	X	
Is the proposed action consistent with adopted land use plans?	X	
Is the proposed action consistent with existing neighborhood character?	X	