



# Department of Planning, Housing, & Community Development

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

## STAFF REPORT

Date: September 25, 2015  
Subject: 530-532 State Street; Area Variance  
Applicant: The Salvation Army  
Tax ID #: 145.75-1-1; 145.75-1-2  
Case: 2015-18

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### **A. SUMMARY:**

The applicant seeks an Area Variance for 32 parking spaces where 53 are required in the C-1, Service Commercial District. The subject parcel is bound by Beman, State and Frederick Streets. The lot is a vacant parcel and approximately 67,700 sq ft. Land use in the vicinity is predominantly multi-unit residential with service commercial and heavy industrial zones located nearby.

*This case is currently under review by the Planning Commission for the construction of a 'Human Service Agency.'*

### **B. PREVIOUS ZONING BOARD & PLANNING COMMISSION ACTIVITY**

412 Chenango Street: In July of 2012, the Planning Commission approved a Series A Site Plan / Special Use Permit for the construction of a general retail store (Family Dollar) in the C-1, Service Commercial District.

457 State Street: In March of 2004, the Planning Commission granted approval for a Special Use Permit and Series A Site Plan Review for a Secondary School in the C-1, Service Commercial District.

#### 42 Frederick Street:

- In March of 1999, a request for an area variance for maximum total area of signage was denied.
- In January of 2014, the following variances were approved: (1) maximum area of a wall sign (2) maximum number of wall signs and (3) maximum total number of signs

### C. ENVIRONMENTAL IMPACT

The applicant's proposal is a SEQR **UNLISTED** Action. The Planning Commission 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 create a material conflict with an adopted land use plan or zoning regulations?	<b>X</b>	
Will the proposed action result in a change in the use or intensity of use of land?	<b>X</b>	
Will the proposed action impair the character or quality of the existing community?	<b>X</b>	
Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<b>X</b>	
Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<b>X</b>	
Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<b>X</b>	
Will the proposed action impact existing: A. public / private water supplies? B. public / private wastewater treatment utilities?	<b>X</b>	
Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<b>X</b>	
Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<b>X</b>	
Will the proposed action result in an increase in the potential for erosion, flooding or drainage Problems?	<b>X</b>	
Will the proposed action create a hazard to environmental resources or human health?	<b>X</b>	

