

## **PUBLIC HEARINGS**

**PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of New Hartford, Oneida County, New York, will hold a Public Hearing at the New Hartford Public Library, #2 Library Lane, New Hartford, New York (downstairs meeting room-back entrance) on Monday, August 15, 2011 to commence at 6:00 P.M., or as soon thereafter as reached in the regular course of business, to address the following:**

**The application of Mr. Bradlee Barfield, 46 Beechwood Road, New Hartford, New York who is proposing to construct dormers onto the existing home. Zoning in this area is Low Density Residential, which requires a side-yard setback of 15'. The applicant is seeking to expand a legal non-conforming structure which is prohibited by Section 118 of the Code of the Town of New Hartford. Therefore, the applicant is seeking a 9' right side-yard setback Area Variance and a 5' left side-yard setback Area Variance. Tax Map #339.000-3-50; Lot Size: 75' x 165'; Zoning: Low Density Residential. (This application was adjourned at the July 26, 2011 meeting).**

**The application of Mr. Francis Aiello, 9493 Chapman Road, New Hartford, New York, who would like to construct a bedroom and a garage addition to the existing home. This home is a legal non-conforming structure. Also, the house is located in a Low Density Residential zone which requires that homes be set back an average of any home within 300'. The applicant is seeking a 4' average front yard setback Area Variance. Tax Map #340.000-1-17; Lot Size: 100' x 200'; Zoning: Low Density Residential.**

**The application of Michelle Potoczny, Esq., representing Ai Lua Li of the China House Restaurant, 3913 Oneida Street, New Hartford, New York, who would like to improve a storage building located on site. The property is located in a Retail Business 2**

zone, which requires a 20' side yard and a 25' rear yard setback. Applicant is seeking a 14' side yard setback Area Variance and an 11' rear yard setback Area variance. Also, the building is a legal, non-conforming structure. Tax Map #339.016-1-65.2; Lot Size: .38 Acres; Zoning: Retail Business 2.

The application of Mr. Charles Tomaselli, 23 Geraldine Avenue, New Hartford, New York. Mr. Tomaselli would like to split a 240' x 100' lot into two (2) lots. Property is located in a Medium Density Residential zone which requires lots to be 15,000 square feet. The applicant is seeking a 3,000 square foot Area Variance for each of the lots in order to subdivide. Tax Map #328.016-2-41; Lot Size: 240' x 100'; Zoning: Medium Density Residential.

**Randy Bogar, Chairman**  
**Zoning Board of Appeals**  
**Dated: August 8, 2011**