

## **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 (downstairs meeting room-rear entrance) on Monday, November 1 , 2010 to commence at 6:00 P.M., or as soon thereafter as reached in the regular course of business, to address the following:**

**Continuation of the application of Mr. Ned Walker of Walker Planning & Design for Jay-K Lumber, 8448 Seneca Turnpike, New Hartford, New York. The applicant's property is zoned Manufacturing which does not permit a mercantile occupancy. Therefore, the applicant is seeking a Use Variance to construct a 15,400 square foot mercantile occupancy. Tax Map #328.011-1-20.1; Lot Size: 13.97 Acres; Zoning: Manufacturing.**

**Continuation of the application of Affordable Senior Housing Opportunities of New York, Inc. represented by Mr. Christopher Trevisani in conjunction with property owners James & Harold Julian, and Realtor Dominic Pavia who is representing the Julian's. The applicant is proposing a 126 unit senior housing complex located to the rear of the building formerly housed by the Julian's at 4752-4756 Middle Settlement Road, New Hartford, New York. This area is zoned RB3 (Office Business) which does not allow for multi-family or congregate housing. Therefore, the applicant is seeking a Use Variance to build a senior housing complex in an RB3 zone. Tax Map #316.016-6-64; Lot Size: 13.25 Acres; Zoning: RB3 Office Business.**

**The application of Mr. John Rich, who is representing Jubilee Estates, for a 16 square foot monument/entry sign, for the Jubilee Estates Subdivision to be located on Jubilee Lane and Tibbitts Road. This development sign exceeds the size limitation of two (2) square feet. Therefore, applicant is seeking a 14 square foot Area Variance to construct**

**this 16 square foot sign. Tax Map #339.000-4-16; Lot Size: approximately 200' x 300'; Zoning: Residential/Agricultural 2.**

**The application of Mr. John Vella, Utica Sign & Graphics, representing #2 Ellinwood LLC. The applicant is seeking a quantity Area Variance for one (1) additional sign, and a 5' front yard setback Area Variance for two (2) signs located on Ellinwood Drive, New Hartford, New York. Additionally, applicant is seeking to add a 144 square foot sign which exceeds the size limitation by 16 square feet, thus, necessitating a 16 square foot Area Variance. Two (2) of the signs will be located on Ellinwood Drive and the third sign will be located adjacent to Commercial Drive. Tax Map #316.020-1-8; Lot Size: total acreage 3.06; Zoning: Retail Business 1.**

**The application of Mrs. Brie Spatuzzi, 2 Waterford Lane, Utica, New York (Town of New Hartford), who is requesting to place a fence in her front yard. Zoning at this location is Low Density Residential which does not permit a fence in the front yard. Therefore, Mrs. Spatuzzi is requesting a 43' front yard Area Variance to erect a fence in the front yard (Pleasant Street side). Tax Map #330.012-8-50; Lot Size: 125' x 121'; Zoning; Low Density Residential.**

**The application of Mrs. Joann Zilske, 90 Clinton Road, New Hartford, New York who is requesting to construct a 440 square foot addition onto the existing home. This property is located in a Medium Density Residential zone which requires that the front setback be at least 30' from the front property line and meet the average setback of all homes within 300'. Applicant is seeking a 7' average front yard setback Area Variance. Tax Map #328.015-2-40; Lot Size: 80' x 200'; Zoning: Medium Density Residential.**

**Randy Bogar, Chairman  
Zoning Board of Appeals  
Dated: October 21, 2010**