

## NOTICE OF PUBLIC HEARING

Notice is hereby given that the Zoning Board of Appeals of the City of Rome, NY will hold a pre-meeting on **November 6, 2024 at 6:00 PM**, in the Caucus Room, and hold a public hearing in the Common Council Chambers, second floor, City Hall, 198 N. Washington St., Rome, New York, 13440, on **November 6, 2024 at 6:30 PM** on the following at which time all interested persons will be heard. Appellant(s) and other interested persons should be aware that although a transcript of such proceedings will be mechanically reproduced, said zoning board of appeals will not guarantee the accuracy or quality thereof such that any interested parties should not rely thereupon for the purpose of any appeal but rather should make alternate provisions for stenographic services, mechanical recordings, or accurate note taking.

**Meeting materials including applications and supporting documentation can be found on the following webpage: <https://romenewyork.com/zoning-board-of-appeals/>.**

**TO LIVE STREAM THE MEETING OF THE ZONING BOARD OF APPEALS ONLINE, PLEASE VISIT <https://romenewyork.com/zoning-board-of-appeals/> AT 6:30 P.M. ON THE DAY OF THE MEETING.**

**All members of the public wishing to comment in writing regarding an item on the agenda should do so in writing to [agoodrich@romecitygov.com](mailto:agoodrich@romecitygov.com) no later than 24 hours prior to the public hearing. All comments received will be read into the public record during the public hearing.**

Legal Ad in the Rome Sentinel:  
October 22, 2024, Addendum October 31, 2024

The Agenda for the meeting consists of the following items:

**(24-011)** Ryan Phelps, tenant of 1149 Erie Blvd W, is seeking to establish a Vehicle Repair-Minor and a Vehicle Dealership.

**Special Use Permit**                      C2                      *Rome Zoning Code, Chapter 80, Table 80-12.1*  
*A Vehicle Repair Minor is listed as a special use.*

**Area Variance**                      C2                      *Rome Zoning Code, Chapter 80, Sec. 80-12.3 x*  
*Vehicle dealership requires a minimum of 1 acre to establish the use.*

**(24-012)** Michael Corbett, owner of 507 N George St, is seeking to construct a 32'x24' detached accessory dwelling unit in the rear yard. The proposed unit will be 5' from the lot line.

**Area Variance**      RP Historic District      Rome Zoning Code, Sec. 80-12.3 - Principal use standards  
*(k) Dwelling, accessory dwelling unit*  
*iv. Detached accessory dwelling units may only be located in the rear yard. Detached accessory dwelling units must be located 10 feet from any lot line and from any principal building.*

**(24-013)** John & Kristi Reap, owners of 8015 Lauther Rd, are seeking to construct a garage (warehouse) as a principal building prior to the construction of a single-family house.

**Use Variance**                                  RR                          *Rome Zoning Code, Sec. 80-12.1- Use matrix table*  
*A warehouse is listed as a non permitted use in a RR Zone District.*

**(24-014)** Barry & Mary Hewitt, owners of 8357 Fish Hatchery Rd, are seeking to construct a detached garage in the front yard of the lot.

**Area Variance**                                  RR                          *Rome Zoning Code, Sec. 80-13.2.m iv. Detached garage*  
*m.iv. Detached garages are permitted only in the rear, interior side, and corner side yards. A three foot setback is required unless the lot line abuts a public right-of-way, in which case no setback is required.*

Consideration of proposed Stipulation of Settlement regarding NY Rome Old Oneida Road Solar, LLC v. Zoning Board of Appeals of the City of Rome, New York and the Planning Board of the City of Rome, New York, Index No.: EFCA2024-001813