

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 **April 1, 2026 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 **April 1, 2026 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 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:
March 19, 2026 (Corrected: March 28, 2026)

The Agenda for the meeting consists of the following items:

TABLED (26-002) Malik Sherry, owner of 324 Henry St, is seeking to convert the building into a mixed-use building to include a convenience store and single apartment dwelling.

Use Variance R2 *Rome Zoning Code Section 80-12.2, Use Matrix, Table 80-12.1 Use,* Retail Goods Establishment is not allowed in an R2 Zone District.

(26-003) Adam Ventura, owner of 5292 White Rd, is seeking to construct a 40' x 64' Pole Barn garage which will exceed the allowable footprint size.

Area Variance AG *Rome Zoning Code Sec. 80-13.2-Accessory structures and uses.*

vi. The footprint of a detached accessory structure cannot exceed the footprint of the principal building, which is measured as the square footage of the building footprint that is roofed. This limitation does not apply to agricultural accessory structures for a lot in agricultural use such as barns & silos.

(26-004) Alexandria Ferlo-Bauer, owner of 305 East Locust St, is seeking to convert the lower level of the senior center a Retail Consignment Shop.

Special Use Permit

R1-8

Rome Zoning Code 80-12.2, Use Matrix,

Table 80-12.1 Use

Retail Goods Establishment is subject to a Special Use Permit in an R1-8 Zone District.
Neighborhood non residential reuse.

(p) *Neighborhood non-residential reuse standards.* Neighborhood non-residential reuse requires zoning board of appeals approval of a special use permit. Once such approval is granted, the structure may be reused for the uses in item ii., below. A use may be changed to any use allowed within item ii without requiring a new special use approval.

i. A neighborhood non-residential reuse is only allowed within existing structures that are non-residential in their construction as of the effective date of this code.

ii. The following uses are allowed within a neighborhood non-residential reuse:

a. Art gallery.

b. Arts studio.

c. Multi-family dwelling, per item vii., below.

d. Office.

e. Personal service establishment.

f. Restaurant.

g. Retail goods establishment (retail sales of alcohol prohibited).

h. Schools (primary/secondary, college/university, trade/vocational).

iii. No off-street parking is required. However, any off-street parking currently provided must be maintained.

iv. Drive-through facilities are prohibited.

v. Outside storage or display is prohibited. All business, servicing, processing, and storage uses must be located within the structure.

vi. Signs for non-residential uses are limited to those allowed in the C-1 district.

vii. Non-residential structures may be reused for multi-family residential dwellings in accordance with the following standards:

a. Construction drawings and plans that describe the proposed conversion are required as part of the special use permit application.

b. Upon conversion, the unit mix must meet or exceed the gross floor area as calculated by the unit types below: (1) Efficiency unit: 500 square feet. (2) One bedroom: 800 square feet. (3) Two bedroom: 1,000 square feet. (4) Three or more bedroom: 1,250 square feet.

c. No residential conversion may violate any occupancy regulations.

d. Parking spaces must be provided as required in table 80-14-1.