26-025

JEFFERY LANIGAN
Mayor

MARK DOMENICO
Director

DEPARTMENT OF CODE ENFORCEMENT

ROME CITY HALL, 198 N. WASHINGTON STREET
ROME, NEW YORK 13440-5815
Telephone: (315) 339-7642 Fax: (315) 339-7638
www.romenewyork.com

Notice of Denial of a Building Permit

Date:10/14/2026

1. Applicant
   - a. Name: RAL Real Estate Holdings llc
   - b. Address: 7113 East Dominick Street
   - c. Telephone: 315-335-6424
   - d. Interest in Premises: Owner
   - e. Email na

2. Property description
   - a. Address: 7133 East Dominick Street
   - b. Zone District: C2-General Commercial
   - c. Current use of property: Mercantile display lot
   - d. Zoning standing : conforming
   - e. Tax id 243.015-1-29

3. Type of Action Requested- Use Variance

4. Reason for Denial-

   The applicant is seeking convert the existing single-story building into a single family dwelling

5. ***(Use variance) Rome Code Section Sec. 80-12.2. - Use matrix, TABLE 80-12-1: USE MATRIX***
   A Dwelling, Detached Single Family is not listed as an allowable use in this zone district.

   Mark Domenico, R.A.
   Chief Enforcement Officer

Note: An approval of this application by the Rome Zoning Board does not authorize the construction first obtaining a building permit. Contact the Rome Code Enforcement Office for further instructions.

CITY OF ROME ZONING BOARD OF APPEALS

Use Variance Application

IN THE MATTER OF THE APPEAL, OF BAL Real Estate Holdings LLC, Appellant (s): for an Area Variance pursuant to Article VIII, Section 56 (b) of the Code of Ordinances of the City of Rome, Chapter 80 and Article 5-A, Section 81-b of the New York State General City Law

TO THE CITY OF ROME ZONING BOARD OF APPEALS:

SECTION I (SECTION I TO BE COMPLETED BY ZONING OFFICER AND REVIEWED BY APPLICANT):

A. The appellant (s) hereby appeals to the Zoning Board of Appeals of the City of Rome, New York from a determination of the Zoning Officer who, on the 29 day of October, 2021 did deny the application of the Appellant, said application affecting property at 7133 E. Dominick St. in a C2 zoning district, in the City of Rome, and having been submitted to the Zoning Officer for the purpose of Use variance to convert the existing single-story building into a single-family dwelling.

that such application was denied by the Zoning Officer insofar as it contained a proposed use not permitted or authorized and constituting a violation of Section _____, Schedule _____ of the Rome Code of Ordinances, Chapter 80.

B. Use Variance Standard: Appellant recognizes that, pursuant to Article 5-A of the General City Law, §81-b(3), no Use Variance shall be granted by the Zoning Board of Appeals without a showing by the Appellant that applicable zoning regulations and restrictions have caused unnecessary hardship. In order to prove such unnecessary hardship the Appellant shall demonstrate to the Zoning Board of Appeals that for **each and every** permitted use under the zoning regulations for the particular district where the property is located all of the following are applicable:

(i) the Appellant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence;

(ii) the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;

(iii) the requested use variance, if granted, will not alter the essential character of the neighborhood; **and**

(iv) the alleged hardship has not been self-created.

The Appellant recognizes that the Zoning Board of Appeals, in the granting of Use Variances, shall grant the **minimum variance** that it shall deem necessary and adequate to address the unnecessary hardship proven by the applicant, and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community by such conditions as it may deem reasonable under the circumstances.

SECTION II (SECTION II TO BE COMPLETED BY APPELLANT (S)---attach additional sheets and/or addendums as necessary)

* It may be in your best interest to seek the assistance of an attorney in filling out this Section.

**Explanatory Note(s) are for the sole purpose of helping you, as Appellant, understand the requirements necessary to obtain the Variance contemplated and shall not have any significance to your application or any denial thereof. These Notes are not intended as legal advice, nor are they to be relied on as the current state of the law.

A. Having fully reviewed the above requirements for the granting of a use variance I hereby request such Use Variance in order to supersede the determination of the Zoning Officer denying my application for the following reasons: (complete each paragraph below)

(i) The Appellant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence. Note: to meet this prong of the Use Variance standard, you must show that the property in question cannot be sold or leased for any permitted use. This showing should be done by demonstrating that an active effort was made to sell or rent the property for each and every permitted use under the zoning regulations. Evidence demonstrating an active effort includes evidence that a realtor was contacted and the property was shown to potential buyers or lessees without success. Additionally, lack of reasonable return may be proven by, among other things: amount paid for the property, the present value of the property, expenses for maintenance, amount of taxes paid, mortgages, income from the land and other relevant factors.

See attached Addendum # 1

(ii) <u>The alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood</u>. <u>Note</u>: to meet this prong of the Use Variance standard, you must show that the alleged hardship is unique to the parcel in question, not the neighborhood or City in general.

See attached Addendum 2

(iii) **The requested use variance, if granted, will not alter the essential character of the neighborhood.** Note: under this prong of the Use Variance standard, the Zoning Board of Appeals must determine whether or not the requested Use Variance will disrupt or alter the character of a neighborhood or inhibit/diminish uses that conform to the zoning regulations. In making said determination, the Board will consider, among other things: change in parking patterns, change in traffic patterns, noise levels, lighting and such other factors it deems necessary. You may meet this prong of the Use Variance standard, by demonstrating the proposed use is substantially similar to existing uses in the particular area.

see attached Addendum 3

(iv) **The alleged hardship has not been self-created.** Note: this is, perhaps, the most difficult prong of the Use Variance standard to meet, and requires a showing by you that you have not done anything which created the unnecessary hardship for which you are seeking the Use Variance. Purchasing the property knowing the proposed use is not allowed, buying the property without checking the zoning regulations and investing in the proposed use without complying with the zoning regulations are all self-created hardships.

see attached Addendum 4

B. I hereby attest that no previous appeal has been made for the Area Variance requested herein.

Sworn to before me this 29th Day of October, 2026.

Notary Public

Sheri L. Taylor
Oneida County, NY
01TA4984478
Comm. Exp 7/22/29

Appellant

CITY OF ROME ZONING BOARD OF APPEALS

ADDENDUM I - LACK OF REASONABLE RETURN

Applicant: RAL Real Estate Holdings LLC

Property: 7133 East Dominick Street, Rome, NY

Requested relief: Use variance to convert the existing commercial building into one single-family residence while retaining limited exterior trailer parking and display, subject to applicable approvals.

Original investment and good-faith commercial use

RAL Real Estate Holdings LLC purchased the property in June 2023 for approximately $125,000 as an income-producing commercial investment. The approximately 1,800-square-foot building was intended to be leased for office or other permitted commercial occupancy. Residential conversion was not the original business plan.

Commercial leasing history

The building was initially offered for approximately $1,200 per month without securing a suitable tenant at that price. The owner later accepted a substantially reduced rent of $600 per month for a tenancy beginning in January 2025 and ending in November 2025. The building has remained vacant after that tenancy, despite marketing at approximately $950 per month. This rental history illustrates the difficulty of achieving an economically sustainable commercial tenancy.

Financial evidence: January 1, 2023 through October 31, 2026

The property income-and-expense statement reports $10,000.00 in rental income and $86,376.45 in recorded expenditures, producing a $76,376.45 cumulative cash shortfall on the report. The expenditures include $43,395.10 in mortgage payments and $28,609.15 labeled acquisition cost. The remaining reported expenditure categories total $14,372.20. Even before considering mortgage payments and the acquisition-cost entry, that latter amount exceeds the reported $10,000 in receipts by $4,372.20. These figures reflect the categories as presented in the owner's records, rather than an independently prepared profit-and-loss analysis.

Important distinction between cash outlays and operating loss

The $76,376.45 figure is the reported cash shortfall, not a verified net operating loss or tax loss. Mortgage payments may include repayment of loan principal, which is not an operating expense, and acquisition costs may be capital expenditures rather than period expenses. The $28,609.15 acquisition-cost category should also be reconciled to the stated $125,000 purchase price to avoid double counting. A lender amortization schedule, detailed ledgers, and documentation of capital expenditures can help distinguish debt service, financing costs, capital investment, and operating expenses.

Limited trailer parking and display income

Jackson Auto Outlet & Taylor's Trailers LLC is a separate business entity using a portion of the exterior area for limited trailer parking and display, for approximately $200 per month. That use does not occupy the building and does not substitute for a paying commercial building tenant. The applicant seeks to maintain that limited exterior use only to the extent separately authorized by the City.

Proposed alternative and request to the Board

The owner proposes adapting the existing building for one single-family residence as a potentially sustainable use that would return the vacant structure to productive occupancy. The applicant requests consideration of the financial statement, leasing history, building characteristics, and other supporting evidence. The applicant recognizes that New York's use-variance criteria require competent financial evidence of an inability to realize a reasonable return from each permitted use; the recorded cash shortfall and unsuccessful leasing efforts are supporting evidence, not proof of that legal standard by themselves.

FINANCIAL EXHIBIT

RAL Real Estate Holdings LLC
7133 East Dominick Street, Rome, NY
Reporting period: January 1, 2023 - October 31, 2026

INCOME	AMOUNT
Rental income	$10,000.00
Total income	**$10,000.00**
EXPENDITURES	**AMOUNT**
Utilities	$1,967.01
Cleaning and maintenance	$78.30
Materials - parts	$75.04
Acquisition cost	$28,609.15
Mortgage payments	$43,395.10
Taxes (account category 8000)	$1,059.59
Property taxes	$10,261.11
Water bill	$931.15
Total recorded expenditures	**$86,376.45**
NET CASH SHORTFALL	**($76,376.45)**

Source: Property income/expense statement by category provided by the owner, dated through October 31, 2026. Amounts reproduced from that statement.

Important classification: The $76,376.45 figure represents income less the listed cash outlays. It is not represented as a tax or GAAP net operating loss. The mortgage-payment total may include principal, and acquisition costs may be capital rather than operating expenses. The underlying accounting detail is needed to determine deductible expenses, financing costs, and economic return.

CITY OF ROME ZONING BOARD OF APPEALS

ADDENDUM II - UNIQUE HARDSHIP

Applicant: RAL Real Estate Holdings LLC

Property: 7133 East Dominic St, Rome, NY

Requested relief: Use variance to convert the existing commercial building into one single-family residence, while retaining limited exterior commercial trailer parking/display subject to applicable approvals

Particular circumstances of this parcel

The applicant does not contend that commercial zoning is generally unsuitable or that all commercial properties in the district suffer the same hardship. Instead, this parcel combines a relatively small, approximately 1,800-square-foot office-configured building, a particular access and parking arrangement, and an unusual mix of immediately adjacent commercial and highway features.

Immediate surroundings and physical context

A bowling alley lies immediately east of the parcel; the office and trailer display operations of Jackson Auto Outlet & Taylor's Trailers lie to the west. New York State Route 49, a four-lane highway, is to the south, and a Route 49 exit ramp is directly behind the property. These surroundings and the existing building configuration are specific conditions that should be assessed using photographs, a survey, and a site plan rather than treated as ordinary characteristics of every parcel in the district.

Property-specific rental experience

After purchase in June 2023, the owner attempted to rent the building for approximately $1,200 per month, then accepted a tenant at $600 per month beginning January 2025. That tenancy ended in November 2025. Marketing at approximately $950 per month has not produced a replacement tenant. These facts document a sustained leasing problem at this particular building. The limited $200-per-month trailer parking arrangement demonstrates that exterior space has some utility, but does not solve the vacancy of the building itself.

Relationship to nearby residential development

Approximately one block away is a manufactured-home community estimated at 40 to 50 units, with other houses farther west within roughly two to three blocks. Although the immediate surroundings include commercial and highway uses, residential occupancy is not foreign to the broader area. The modest size and existing layout of this particular structure make adaptive reuse as a single dwelling worth evaluating.

Tailored relief instead of wholesale redevelopment

The proposal is to reuse the existing building, not construct a new residential subdivision or substantially enlarge the structure. The owner seeks to maintain the limited exterior trailer parking/display arrangement only to the extent separately permitted or approved. This preserves a commercial function on part of the parcel while giving the vacant building a potentially viable purpose.

Request to the Board

The Board is asked to evaluate the combination of the parcel's immediate highway adjacency, neighboring land uses, structure, access and parking configuration, leasing record, and proposed limited conversion. The applicant recognizes that unsuccessful marketing and financial hardship alone do not establish uniqueness. Comparative evidence concerning nearby commercial properties and the district should accompany this request.

CITY OF ROME ZONING BOARD OF APPEALS

ADDENDUM III - ESSENTIAL NEIGHBORHOOD CHARACTER

Applicant: RAL Real Estate Holdings LLC

Property: 7133 East Dominic St, Rome, NY

Requested relief: Use variance to convert the existing commercial building into one single-family residence, while retaining limited exterior commercial trailer parking/display subject to applicable approvals

Existing mixed setting

The parcel sits in an area that already combines commercial activity, highway infrastructure, and residential uses within the broader vicinity. A bowling alley is to the east, Jackson Auto Outlet & Taylor's Trailers is to the west, Route 49 is to the south, and a highway exit ramp lies behind the parcel. A manufactured-home community of approximately 40 to 50 homes is roughly one block away, with additional residences farther west.

Reuse of an existing building

The requested variance would permit one single-family dwelling inside the existing approximately 1,800-square-foot building. The owner is not proposing a new multi-unit residential complex, an expansion of the building footprint, or the removal of neighboring commercial operations. Retaining the existing building can limit the visible physical changes to the property, subject to any required building-code work and municipal review.

Continuity of trailer parking and display

The front portion of the property has been used for limited overflow trailer parking and display by the neighboring dealership, a separate business. The applicant proposes to retain this commercial use if legally authorized, while converting the building to residential occupancy. This combination would preserve a familiar commercial element along the corridor rather than replacing the entire parcel with an unfamiliar development pattern.

Compatibility and operational safeguards

The applicant understands that residential occupancy and commercial trailer activity on the same parcel raise legitimate questions regarding separation, access, vehicle movements, emergency access, parking, noise, lighting, signage, and safety. A site plan should identify the dwelling area, dedicated residential parking, trailer-display boundaries, drive aisles, and any screening or other conditions required by the City. The requested residential variance should not be construed as independently approving trailer display or a mixed-use configuration.

Why the essential character can be preserved

A single household occupying an existing building would not, by itself, introduce a large new structure or high-density residential activity. The broader vicinity already includes housing, and the

proposed continued exterior trailer display, if authorized, would retain an element of the parcel's existing commercial appearance. The applicant therefore believes a carefully conditioned approval can accommodate productive reuse without substantially changing the essential character of the neighborhood.

Request to the Board

The applicant requests that the Board evaluate the proposal against the actual surrounding uses, existing site conditions, and a detailed site plan. The owner is willing to consider reasonable conditions addressing access, parking separation, and visual compatibility, while recognizing that the Board and other municipal agencies must determine whether the mixed residential/commercial arrangement is lawful and appropriate.

CITY OF ROME ZONING BOARD OF APPEALS

ADDENDUM IV - HARDSHIP NOT SELF-CREATED

Applicant: RAL Real Estate Holdings LLC

Property: 7133 East Dominic St, Rome, NY

Requested relief: Use variance to convert the existing commercial building into one single-family residence, while retaining limited exterior commercial trailer parking/display subject to applicable approvals

Purpose at the time of acquisition

RAL Real Estate Holdings LLC acquired the property in June 2023 for $125,000 as a commercial investment. The approximately 1,800-square-foot building was configured for office use. The owner intended to rent it to a commercial tenant or another permitted occupant and did not purchase the property pursuant to a prearranged plan to obtain a residential use variance.

Commercial efforts before considering residential conversion

The property was offered for approximately $1,200 per month without securing a suitable tenant. The owner lowered expectations and accepted a tenancy at $600 per month beginning January 1, 2025. That tenancy ended in November 2025. The building has remained vacant while the owner continued seeking a commercial tenant at an asking rent of approximately $950 per month. The residential alternative was considered only after this history of commercial efforts.

Costs and limited interim exterior income

During periods of vacancy, the property continued to incur mortgage payments, utilities, taxes, maintenance, and related expenses. The current exhibit reports $10,000 in combined receipts and $25,530.94 in cash expenditures, for a $15,530.94 reported cash shortfall. Some receipts are attributable to limited trailer parking/display by the neighboring dealership, a separate entity, but this exterior arrangement has not provided a viable return on the building. The $125,000 purchase price is identified separately as capital investment.

Why the residential proposal arose

The owner has approximately 30 years of experience with residential real estate and rental properties. After unsuccessful attempts to secure sustained commercial occupancy, that experience led the owner to consider whether a single-family conversion could place the existing building back into productive use. The conversion would involve further expenditure and is proposed as a response to the documented circumstances rather than as the original development plan.

Preservation of limited commercial activity

The owner is not seeking to erase the existing trailer parking/display arrangement. The intent is to keep that limited commercial use, subject to separate municipal approval where required, and

adapt the vacant structure for one dwelling. This approach seeks to address the building vacancy without needlessly disrupting an established neighboring business arrangement.

Request to the Board

The applicant respectfully asks the Board to consider the original investment purpose, chronological leasing history, expenditures, and timing of the residential proposal. The applicant recognizes that buying property subject to existing zoning and subsequent commercial difficulty can raise legal questions concerning self-created hardship. The Board must make that determination based on the applicable standard and the evidence presented; this statement is offered to explain the owner's good-faith chronology, not to presume the legal conclusion.

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

RAL Real Estate Holdings LLC

Name of Action or Project:

[redacted] Convert building from Commercial to Residential

Project Location (describe, and attach a location map):

7133 E Dominick St, Rome, NY

Brief Description of Proposed Action:

Change existing commercial space into residential space.

Name of Applicant or Sponsor:	Telephone: 315-335-6424
RAL Real Estate Holdings LLC	E-Mail: brad.shamrock@gmail.com

Address:

7113 E Dominick St

City/PO:	State:	Zip Code:
Rome	NY	13440

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	[redacted]	X
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	X	

3.a. Total acreage of the site of the proposed action? 8 acres
b. Total acreage to be physically disturbed? 8 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☒	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☒
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☒	☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	☒	☐	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☒	☐	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☒	☐	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☒	☐	
b. Is the proposed action located in an archeological sensitive area?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☒	☐	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban N/A			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☒	☐	
16. Is the project site located in the 100 year flood plain?	☒	☐	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES	☒	☐	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? N/A If Yes, briefly describe: ☐ NO ☐ YES			

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☒	☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: BAL Real Estate Holdings, LLC Date: 10/29/26

Signature:

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. 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?	☒	☐
6. 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?	☒	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

SHORT ENVIRONMENTAL ASSESSMENT FORM

PART 1, QUESTION 1 - NARRATIVE ADDENDUM

Applicant / Project Sponsor: RAL Real Estate Holdings LLC
Property: 7133 East Dominick Street, Rome, New York
Proposed Action: Convert Building from Commercial to Residential

Description and Intent of the Proposed Action

The applicant seeks municipal approval to convert an existing commercial building into a single-family residential dwelling. The proposal is intended to establish a practical long-term use for an existing building that has experienced difficulty attracting and retaining commercial tenants. The applicant also seeks to continue limited parking and display of trailers on an existing exterior portion of the property, subject to any separate approvals, conditions, or limitations the City determines are required.

The proposed action concerns the use of an existing developed parcel and building. Based on the project as described, it does not contemplate subdivision of land or construction of a new principal building. Any interior alterations, building-code compliance, utility modifications, parking arrangements, and related site work would be subject to applicable municipal review and permitting.

Environmental Resources Potentially Affected

The principal resources and municipal considerations potentially affected are existing land use and neighborhood character, traffic and access associated with residential occupancy and trailer parking/display, parking and circulation on the parcel, and the adequacy of water, wastewater, stormwater, and other existing infrastructure. Because the property is already developed and the proposed residential use would occupy the existing building, the applicant does not presently anticipate substantial disturbance of undeveloped land or significant changes to natural resources from the conversion itself. Any site-specific effects must be evaluated by the reviewing agency using the application materials and any additional information it requests.

The requested approvals are intended to allow residential occupancy while maintaining only such exterior trailer parking/display as the City authorizes. The applicant is willing to comply with reasonable conditions addressing access, parking, screening, safety, and compatibility with neighboring uses.

Clarification regarding Question 1: This narrative describes the project for environmental review. A property-specific use variance is ordinarily not itself the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation. The City should confirm whether the answer to Part 1, Question 1 should be "No" rather than "Yes".



7133 E. Dominick St.