



Department of Planning, Housing, & Community Development

Mayor, Richard C. David
Director, Jennie Skeadas-Sherry

MEETING NOTICE

July 8, 2014 Regular Meeting
City of Binghamton Zoning Board of Appeals
City Council Chambers, City Hall
5:15 PM

- 1) Call to order
- 2) Roll call
- 3) Approval of Minutes
- 4) Public Hearings

	<i>Applicant</i>	<i>Project Address & Case Number</i>	<i>Requested Review</i>
5:20	Amron Lowey	162 Court Street Tax ID 160.42-1-13 ZBA2014-07	Area variance for zero parking spaces where 23 are required to allow the conversion of a vacant commercial building into 10 residential dwelling units
5:22	Martin Stantz	Tax ID 159.52-3-1 ZBA2014-14	Use variance to allow a limited service restaurant within an existing building located in the R-1 Single-Unit Dwelling District and an Expansion of a Non-Conforming Use to extend the Tavern use to a 40'x18' fenced yard at the rear of the existing tavern.
5:24	All Around Excavating	198 Robinson Street and 38 Moeller Street Tax ID 160.77-3-16 and 160.77-3-22 ZBA2014-15	Use variance to construct a 2,340 square gasoline station/convenience market located in the C-4 Neighborhood Commercial District, where it is permitted, and the R-2 One and Two Family Residential District, where it is not permitted. Area variances for 93% lot coverage, or 9,340 square feet where 70% or 7,000 square feet is permitted in the C-4, 74% lot coverage, or 3,666 square feet where 50% or 2,483 square feet is permitted in the R-2, 9 parking spaces where 14 is required, 41-foot wide curb opening on Moeller where a maximum of 30 feet is permitted, for not providing a 5-foot wide perimeter landscape

			strip along the frontage of 38 Moeller Street, and to provide for 2 street trees where up to 8 street trees are required.
5:26	203 Court Street, LLC	197-203 Court Street and 42-46 Pine Street Tax ID 160.34-2-34, 160.34-2-35, 160.34-2-36, 160.34-2-37, 160.34-2-14, 160.34-2-15, 160.34-2-16 ZBA 2014-17	Use variance to permit the parking area associated with a proposed medical clinic to be located in the R-2 One- and Two-Unit Dwelling District (the clinic would be located in the C-1 Service Commercial District). Area variances for approximately 90% lot coverage where 70% is permitted in the C-1 and 50% is permitted in the R-2, for 1,831 square feet of interior landscaping where 1,916 square feet or 5% of the area of the parking lot is required, for 6 interior tree plantings where 15 is required, for 0% tree canopy coverage where 50% of the area of the parking lot is required, and to provide 100 parking spaces where a parking maximum of 42 spaces or 110% of required number of parking spaces is permitted.

- 5) Deliberations
- 6) SEQR Determination

Southern Tier High Technology Incubator	120 Hawley Street Tax ID: 160.50-1-2 ZBA 2014-16	Use Variance to allow the parking area associated with the Southern Tier High Technology Incubator, a two-story research and development and light industrial facility, to be located in the R-3 Multi-Unit Dwelling District.
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- 7) Director's Time
- 8) Other Business
- 9) Adjournment

Draft 6/25/14