

**Summary of the Minutes**  
**February 4, 2014 Regular Meeting**  
**City of Binghamton Zoning Board of Appeals**  
**Planning, Housing, and Community Development Conference Room, City Hall**

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**CALL TO ORDER**

Chair Mastronardi called the meeting to order at 5:17 pm.

**ROLL CALL**

Present: Appe, Donovan, Mastronardi, Stiles, Warholic

Absent: None

Vacant Seats: None

Staff Present: L'Orange, McCullen, Sosa

**APPROVAL OF MINUTES**

Motion to Approve the Summary of the Minutes for the 12/3/13 ZBA Meeting:

Moved by Warholic, seconded by Stiles; Margin: 4-0-1

**ELECTION OF NEW CHAIRPERSON**

Motion to resign as chairman and nominate JoAnn Mastronardi as Chairwoman

Moved by Donovan, seconded by Warholic; Margin-5-0-0

**PUBLIC HEARINGS & DELIBERATIONS**

**42 Frederick Street (2014-01)**

Patrick Doyle and Bob Auchinachie appeared to provide information on the application. The public hearing was then opened. No one spoke in favor of, or in opposition to, the project. No letters were received. The County's recommendation for denial of the application was read into the record. Chair Mastronardi then closed the public hearing.

*Motion to declare the proposed action an Unlisted action under the State Environmental Quality Review Act.*

Moved by Mastronardi, seconded by Warholic

**Motion carried (5-0)**

Ayes: Appe, Donovan, Mastronardi, Stiles, Warholic

Nays: None

Absent: None

*Motion to declare intent for the Zoning Board of Appeals to act as Lead Agency under the State Environmental Quality Review Act.*

Moved by Mastronardi, seconded by Warholic

**Motion carried (5-0)**

Ayes: Appe, Donovan, Mastronardi, Stiles, Warholic

Nays: None

Absent: None

*Motion to approve the requested Area Variances to exceed the maximum size of a wall sign, maximum number of wall signs per building, maximum size of an awning sign (3), and maximum number of total signs.*

Moved by Mastronardi, seconded by Warholic

**Motion carried (4-1)**

Ayes: Donovan, Mastronardi, Stiles, Warholic

Nays: Appe

Absent: None

### **176 Main Street (2014-02)**

Jeff Khan appeared to provide information on the application. The public hearing was then opened. No one spoke in favor of the project. No one spoke in opposition to the project. No letters were received in favor or in opposition of the proposal. Chair Mastronardi then closed the public hearing.

*Motion to declare the proposed action an Unlisted action under the State Environmental Quality Review Act.*

Moved by Mastronardi, seconded by Warholic

**Motion carried (5-0)**

Ayes: Appe, Donovan, Mastronardi, Stiles, Warholic

Nays: None

Absent: None

*Motion to declare intent for the Zoning Board of Appeals to act as Lead Agency under the State Environmental Quality Review Act.*

Moved by Mastronardi, seconded by Warholic

**Motion carried (5-0)**

Ayes: Appe, Donovan, Mastronardi, Stiles, Warholic

Nays: None

Absent: None

*Motion to approve the requested area variance to exceed the maximum number of signs per frontage and the maximum size of a marquee sign*

Moved by Mastronardi, seconded by Warholic

**Motion carried (5-0)**

Ayes: Appe, Donovan, Mastronardi, Stiles, Warholic

Nays: None

Absent: None

### **Appeal of Zoning Ordinance Interpretation**

Cheryl Sacco appeared to provide information on the appeal of the interpretation of the Director of Building, Construction, Zoning and Code Enforcement. The public hearing was then opened. Joseph

Genzano, Alfred Weisman, Alan Weisman, Tina Kingsley, Scott Nesland, Lou Stella, Trey Griffin, Chris LaBouch, Mike Behr and Nick Jaberio spoke against the appeal and in favor of the Director's interpretation. No letters were received in favor or in opposition of the appeal.

*Motion to table the public hearing until March 4th.*

Moved by Mastronardi, seconded by Warholic

**Motion carried (5-0)**

Ayes: Appe, Donovan, Mastronardi, Stiles, Warholic

Nays: None

Absent: None

### **OTHER ITEMS OF DISCUSSION**

None.

### **ADJOURNMENT**

Moved by Mastronardi, seconded by Warholic

None opposed.

Adjourned at 6:31 p.m.