

Summary of the Minutes
October 5, 2015 Regular Meeting
City of Binghamton Zoning Board of Appeals
City Council Chambers, City Hall

CALL TO ORDER

Chairman Donovan called the meeting to order at 5:15 pm.

ROLL CALL

Present: Landers, Priest, Donovan, Appe, Pelella
Absent: 0
Vacant Seats: 0
Staff Present: Berling, Sosa, Giurastante, Martinez

APPROVAL OF MINUTES

September minutes were approved.

PUBLIC HEARINGS & DELIBERATIONS

52 LOUISA STREET (2015-17)

Michael Kuhn, property owner and applicant, appeared to provide information on the requested Use Variance to convert an existing 2-family house into a 3-family house in the R-2, Residential One- and Two-Unit Dwelling District. The applicant hopes to establish a studio apartment in the basement of his property exclusively for owner-occupation.

No one spoke in favor or opposition to the project. One letter was received.

Motion to establish ZBA as lead agency under SEQRA.

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Moved by Appe, seconded by Priest

Motion carried (5-0-0)

Ayes: Landers, Priest, Donovan, Appe, Pelella
Nays: None
Absent: 0

Motion to declare action 'unlisted' under SEQRA.

.
Moved by Appe, seconded by Priest

Motion carried (5-0-0)

Ayes: Landers, Priest, Donovan, Appe, Pelella
Nays: None
Absent: 0

Motion to establish Negative Declaration under SEQRA.

.
Moved by Appe, seconded by Priest

Motion carried (5-0-0)

Ayes: Landers, Priest, Donovan, Appe, Pelella
Nays: None

Absent: 0

Motion to grant Use Variance to convert an existing 2-family house into a 3-family house in the R-2, Residential One- and Two-Unit Dwelling District

Moved by Kelly, seconded by Landers

Motion carried (3-2-0)

Ayes: Landers, Priest, Donovan

Nays: Appe, Pelella

Absent: 0

530-532 STATE STREET (2015-18)

Michele Tarnow, representative, appeared to provide information on the requested Area Variance to for 32 parking spaces where 53 are required in the C-1, Service Commercial District. She included a description of facilities, which includes: a gymnasium, chapel, kitchen, garden, etc.

Jim Dennis spoke in favor of the project. Harold Paddock spoke in opposition of the project and an 18-signature petition against the project was received.

Motion to establish ZBA as lead agency under SEQRA.

Moved by Appe, seconded by Priest

Motion carried (5-0-0)

Ayes: Landers, Priest, Donovan, Appe, Pelella

Nays: None

Absent: 0

Motion to declare action 'unlisted' under SEQRA.

Moved by Appe, seconded by Priest

Motion carried (5-0-0)

Ayes: Landers, Priest, Donovan, Appe, Pelella

Nays: None

Absent: 0

Motion to establish Negative Declaration under SEQRA.

Moved by Appe, seconded by Priest

Motion carried (5-0-0)

Ayes: Landers, Priest, Donovan, Appe, Pelella

Nays: None

Absent: 0

Motion to grant Area Variance to for 32 parking spaces where 53 are required in the C-1, Service Commercial District.

Moved by Kelly, seconded by Appe

Motion carried (5-0-0)

Ayes: Landers, Priest, Donovan, Appe, Pelella

Nays: None

Absent: 0

1 N. DEPOT ST (2015-19)

Sarah Campbell, attorney, appeared to provide information on the requested Area variance for 69 parking spaces where 119 are required in the C-1, Service Commercial District. The applicant proposes a conversion of a historic property in the railroad historic district into a mixed-use development. The property is located close to bus routes and will hopefully be marketable to downtown professionals who will be able to walk to work.

The applicant requested any comments or questions from the Zoning of Board of Appeals commissioners and was not requesting a vote on the variance at that time. The thought being that the Planning Commission could wave the parking requirement due to historic status of property.

Charles Kadish and Mark Yonaty spoke in favor of the project. No one spoke in opposition. No letters were received.

Motion to establish the intent of ZBA to be lead agency under SEQRA.

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Moved by Donovan, seconded by Priest

Motion carried (5-0-0)

Ayes: Landers, Priest, Donovan, Appe, Pelella

Nays: None

Absent: 0

Motion to declare action 'Type 1' under SEQRA

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Moved by Donovan, seconded by Appe

Motion carried (5-0-0)

Ayes: Landers, Priest, Donovan, Appe, Pelella

Nays: None

Absent: 0

Motion to table case until November ZBA meeting on November 2nd.

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Moved by Donovan, seconded by Appe

Motion carried (5-0-0)

Ayes: Landers, Priest, Donovan, Appe, Pelella

Nays: None

Absent: 0

ADJOURNMENT

Motion to adjourn.

Moved by Donovan, seconded by Appe

Motion carried (5-0-0)

Ayes: Landers, Priest, Donovan, Appe, Pelella

Nays: None

Absent: 0

Meeting adjourned 6:30 p.m.