

**Summary of the Minutes**  
**March 2, 2015 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**

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

**ROLL CALL**

Present: Donovan, Warholic, Penna  
Absent: Mastronardi, Appe  
Vacant Seats: 0  
Staff Present: Seachrist, Enoch, Giurastante

**MINUTES**

*Approval of December minutes held over until April meeting.*

**PUBLIC HEARINGS & DELIBERATIONS**

**234 ROBINSON STREET (2015-02)**

Acting Chair Donovan stated that there would be no decision made on the 234 Robinson project due to lack of a quorum. Two members, Mastronardi and Appe, were absent and Warholic recused himself from project deliberation due to a conflict of interest.

Damien Cornwell appeared to provide information on the application. The public hearing was then opened. Jennifer Lesko and Sarah Dorey spoke in favor of the proposal. No one spoke in opposition to the proposal. Three letters in support of the project were received. One letter in opposition of the project was received. The public hearing was left open until the April meeting due to lack of quorum.

*Application tabled until April meeting.*

**85 PARK STREET (2015-01)**

Pamela and David Grimm appeared to provide information on the requested use variance and area variance. No one spoke in favor of, or in opposition to, the proposal. No letters were received. The public hearing was then closed.

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

Moved by Warholic, seconded by Penna

**Motion carried (3-0)**

Ayes: Donovan, Warholic, Penna  
Nays: None  
Absent: Mastronardi, Appe

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

Moved by Warholic, seconded by Penna

**Motion carried (3-0)**

Ayes: Donovan, Warholic, Penna

Nays: None

Absent: Mastronardi, Appe

*Motion to approve a Department of Environmental Conservation State Environment Quality Review Act Negative Declaration in conjunction with the requested review.*

Moved by Warholic, seconded by Donovan

**Motion carried (3-0)**

Ayes: Donovan, Warholic, Penna

Nays: None

Absent: Mastronardi, Appe

*Motion to approve the requested use variance to allow the establishment of a 2,776 sq ft Bed-and-Breakfast Home located in the R-2 One- and Two- Unit Dwelling District.*

Moved by Donovan, seconded by Warholic

**Motion carried (3-0)**

Ayes: Donovan, Warholic, Penna

Nays: None

Absent: Mastronardi, Appe

*Motion to approve the requested area variance for three (3) parking spaces where seven (7) are required for a Bed-and-Breakfast Home.*

Moved by Donovan, seconded by Warholic

**Motion carried (3-0)**

Ayes: Donovan, Warholic, Penna

Nays: None

Absent: Mastronardi, Appe

#### **OTHER ITEMS OF DISCUSSION**

Board members decided to postpone the election of a new chair for the Zoning Board of Appeals for 2015 until the April meeting when more members would be present.

#### **ADJOURNMENT**

Moved by Donovan, seconded by Warholic

None opposed.

Adjourned at 5:50 p.m.