

Summary of the Minutes
March 5, 2013 Regular Meeting
City of Binghamton Zoning Board of Appeals
City Council Chambers, City Hall

CALL TO ORDER

Chairperson JoAnn Mastronardi called the meeting to order at 5:15 pm.

ROLL CALL

Present: Mastronardi, Stiles, Warholic, Donovan (arrived @ 5:17)
Absent: None
Vacant Seats: One
Staff Present: Sosa, Day, McCullen, L' Orange, Costello

APPROVAL OF MINUTES

Motion to Approve the Summary of the Minutes for the 2/5 ZBA Meeting: 1st Stiles, 2nd Warholic;
Margin: 4-0

PUBLIC HEARINGS & DELIBERATIONS

37 Court Street (2013-02)

Zac Chastain appeared to provide information on the application. The public hearing was then opened. No one spoke in favor or in opposition of the project. No letters were received in favor or in opposition to the proposed project. 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 (4-0)

Ayes: Mastronardi, Donovan, 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 (4-0)

Ayes: Mastronardi, Donovan, Stiles, Warholic
Nays: None
Absent: None

Motion to make a Negative Declaration for the proposed Unlisted Action, as Lead Agency under the State Environmental Quality Review Act.

Moved by Mastronardi, seconded by Warholic

Motion carried (4-0)

Ayes: Mastronardi, Donovan, Stiles, Warholic

Nays: None

Absent: None

Motion to approve the requested Area Variance for Maximum Sign Area (for an Awning Sign) in the C-2, Downtown Business District.

Moved by Mastronardi, seconded by Stiles

Motion carried (4-0)

Ayes: Mastronardi, Donovan, Stiles, Warholic

Nays: None

Absent: None

10 Glenwood Avenue (2013-01)

Eric Olsen appeared to provide information on the application. The public hearing was then opened. No one spoke in favor or in opposition of the project. No letters were received in favor or in opposition to the proposed project. 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 (4-0)

Ayes: Mastronardi, Donovan, 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 (4-0)

Ayes: Mastronardi, Donovan, Stiles, Warholic

Nays: None

Absent: None

Motion to make a Negative Declaration for the proposed Unlisted Action, as Lead Agency under the State Environmental Quality Review Act.

Moved by Mastronardi, seconded by Warholic

Motion carried (4-0)

Ayes: Mastronardi, Donovan, Stiles, Warholic
Nays: None
Absent: None

Motion to approve the requested Area Variances for Maximum Number of Wall Signs and Maximum Sign Projection Distance in the C-1, Service Commercial District.

Moved by Mastronardi, seconded by Donovan
Motion carried (4-0)
Ayes: Mastronardi, Donovan, Stiles, Warholic
Nays: None
Absent: None

OTHER ITEMS OF DISCUSSION

Planning Staff presented the Board with a request from a potential applicant (for a Use Variance) undergoing Series A Site Plan/Special Use Permit Review by the Planning Commission to hold a combined public hearing of the Planning Commission and Zoning Board of Appeals. After due deliberation the Zoning Board of Appeals stated their preference and intent to not hold a combined public hearing.

ADJOURNMENT

Moved by Mastronardi, seconded by Warholic
Voice vote, none opposed.
Adjourned at 5:30 pm.