



Department of Planning, Housing, & Community Development

Mayor, Richard C. David
Director, Dr. Juliet Berling

STAFF REPORT

Date: October 19, 2015
Subject: 500 Conklin Ave; Use Variance
Applicant: The Greater Hudson Valley Family Health Center
Tax ID #: 161.40-1-16
Case: 2015-23

A. SUMMARY:

The applicant seeks a Use Variance to establish a Medical Clinic within a 1,775 sq ft area in an already established building on site. The property in question is in the R-3, Multi-Unit Residential District and is approximately 9.9 acres. It is located on Felters Rd across from Dewey Ave. It will be collocated with a Binghamton Housing Authority (BHA) residential complex, which will be their primary clientele.

No other reviews are currently underway.

B. PREVIOUS ZONING BOARD & PLANNING COMMISSION ACTIVITY

165 Conklin Avenue:

- In 2011, the Planning Commission approved a Series A Site Plan / SUP Review for a bar.

145 Conklin Avenue:

- In 1989, the Planning Commission approved a Series A Site Plan application submitted by Crowley's for a 1,680 sq ft addition to its existing milk processing facility.

146-156 Conklin Avenue, 7 Lucy Street:

- In 1999, the Planning Commission approved a Special Use Permit to allow the construction of a Manley's Mighty Mart gasoline convenience market.

162 Conklin Avenue:

- In 1970, the Zoning Board of Appeals denied an area variance request by Albert Stento to enlarge an existing building for use as a restaurant.

C. ENVIRONMENTAL IMPACT

The applicant's proposal is a **SEQR UNLISTED** Action. The Zoning Board of Appeals may be the Lead Agency to determine any environmental significance.

Motion to determine what type of action:

- a. Type I
 - b. Type II
 - c. Unlisted**
2. Determine Lead Agency and other involved agencies.
 3. Motion to schedule a public hearing.
 4. After the Public Hearing, Determination of Significance. (See EAS Part 2 & Part 3)

	NO, OR SMALL IMPACT MAY OCCUR	MODERATE TO LARGE IMPACT MAY OCCUR
Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
Will the proposed action result in a change in the use or intensity of use of land?		
Will the proposed action impair the character or quality of the existing community?	X	
Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	X	
Will the proposed action impact existing: <ul style="list-style-type: none"> A. public / private water supplies? B. public / private wastewater treatment utilities? 	X	
Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X	
Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	X	
Will the proposed action result in an increase in the potential for erosion, flooding or drainage Problems?	X	

Will the proposed action create a hazard to environmental resources or human health?	X	
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F. STAFF COMMENTS

1. Economic Deprivation

- a. The purpose of this program is not to make money, but rather to provide health services to an underserved population. This is made possible through federal grants through the Public Health Service Act.

2. Unique Circumstances

- a. Broome County has no Federally Qualified Health Center (FQHC) to service the low-income and uninsured populations in this area. Approximately, one-fifth of residents in the area (ZCTA 13903) live below the poverty line. This also introduces mobility issues and the inability to access established health-care institutions.
- b. The space is a public housing facility and is intended for community/institutional use, not solely as a residential space.

3. Neighborhood Character

- a. The Greater Hudson Valley Family Health Center is not proposing any exterior changes.

4. Self-created Hardship

- a. The applicant worked with a public agency (the BHA) to identify this site as the best location to meet the needs of BHA residents

If the ZBA approves the variance, staff suggests that it be subject to the condition that the use of Medical Clinic shall only be permitted in the space shown on the submitted plan.

H. ENCLOSURES

Enclosed are copies of the site plan, the application and site photos.