



City of Binghamton Planning Department

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

SUMMARY OF MINUTES CITY OF BINGHAMTON ZONING BOARD OF APPEALS	
MEETING DATE: January 7, 2019	LOCATION: City Council Chambers, City Hall
CALLED TO ORDER: 5:15PM	RECORDER OF MINUTES: Tim Konetchy

ROLL CALL		
ZONING BOARD OF APPEALS MEMBERS:	PRESENT	ABSENT
J. Kelly Donovan (chair)	X	
Ernest Landers (vice-chair)	X	
David Cahill	X	
Palmer Pelella		X
Dorollo Nixon	X	
STAFF MEMBERS PRESENT:	TITLE & DEPARTMENT:	
Dr. Juliet Berling	Director of Planning	
Greg Buell	Zoning Officer	
Tim Konetchy	Planner	
Sharon Sorkin	Assistant Corporation Counsel	

APPROVAL OF MINUTES		
MOTION to hold off on approval of November and December meeting minutes until all members have had a chance to review them.		
FIRST: Donovan	SECOND: Cahill	VOTE: Carried (4-0-0)

PUBLIC HEARINGS & FINAL DELIBERATIONS	
ADDRESS: 93-97 Robinson St	CASE NUMBER: ZBA-2018-19
APPLICATION FOR: Area variances to allow three (3) 144 SF storage sheds where only one such structure is permitted per lot, and to allow one shed with a dimension of 20.5' where 16' is the maximum for any dimension. Parcels to be combined and located in the C-4 Neighborhood Commercial District	
REPRESENTATIVE: Douglas Ritter (applicant)	
DISCUSSION POINTS: <ul style="list-style-type: none"> ▪ The applicant noted that the sheds are proposed to replace three previously existing sheds from another lot in Kirkwood. ▪ The applicant noted that the ZBA discussed boarded windows, which he had filled in internally and installed shelving; furthermore, the boards have been covered with siding. Overall, the applicant is in the process of renovating the building. ▪ The lots will be combined to one tax parcel. ▪ The applicant stated he has pressure-treated lumber, roofing, appliances, and other property maintenance materials that need to be stored. 	
PUBLIC COMMENT: <ul style="list-style-type: none"> ▪ No one speaking in favor of the application. ▪ No one opposition to the application. 	

- Lynn and Lynne McDonald spoke on the application. They cited issues with the existing trash enclosures, which they argue have overflowing trash regularly; they requested that this be addressed. They did not have an issue with the additional sheds as long as they are in the same style as the existing shed.
- Sharon Sorkin, Assistant Corporation Counsel, spoke regarding pending litigation against the property owner. She noted that one of the sheds will be used for storage of pesticides. The litigation will be due in court in 45-60 days.
- The applicant then responded stating that the storage of chemicals was approved by a DEC agent; the ZBA discussed the need of some sort of report or safety sheet indicating such.
- No letters received.

VOTING

MOTION to table review of the application, in order to allow submittal of safety sheets and other pertinent information related to the storage of pesticides/ chemicals (DEC memo etc.)

FIRST: Donovan	SECOND: Nixon	VOTE: Carried (4-0-0)
-----------------------	----------------------	------------------------------

OTHER BUSINESS

DESCRIPTION: Staff noted that a year-end case review was distributed

ADJOURNMENT

MOTION to adjourn	TIME: 6:10
--------------------------	-------------------

FIRST: Donovan	SECOND: Landers	VOTE: Carried (4-0-0)
-----------------------	------------------------	------------------------------