ZONING BOARD OF APPEALS
REGULAR JUNE 25, 2024
7:00 P.M. –TOWN HALL
1529 NYS RTE 12
BINGHAMTON, NY 13901

CALL-TO ORDER AND ROLL CALL ATTENDANCE

WELCOME AND OPENING STATEMENT RULES

APPROVAL OF THE MINUTES FROM MAY 22, 2024 MEETING

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OLD BUSINESS

- **2024-V06—Avdo Mujcic—258 Brooks Rd—TM#076.02-1-17:** Application for an area variance to build a home with less than required lot size from 2 acres to 1.9 acres in an Agricultural zone with a short EAF—**Continued Discussion regarding possible previous variance(s) on the property**

NEW BUSINESS

- **2024-V09—Lilian Rosales—8 Brook Ave—TM#095.17-2-42:** Application for a garage addition to house with a side yard setback from 10’ to 3’ in a Residential zone with a short EAF
- **2024-V10—Haza Bell of Northeast LLC—1241, 1241.5, 1243 Upper Front St—TM#111.16-1-40, 111.16-1-43, 111.16-139:** Application for a triple area variance to open a Taco Bell with less than required acreage from 6 acres to 1.38 acres, less than required lot frontage from 350' to 193', and less than required lot depth from 450' to 266' in a PDD-C zone with a short EAF.

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PUBLIC HEARINGS

- NONE

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APPLICATION DISCUSSION

- NONE

ADJOURNMENT

Town of Chenango Zoning Board of Appeals (ZBA)
Procedural Rules and Conduct

Mission Statement - The Town of Chenango Zoning Board of Appeals is committed to faithfully upholding its administrative and quasi-judicial functions as set forth by State and Local Law to hear applications from parties seeking zoning relief, special permits, or interpretations of the Town Zoning Code. The Board is further committed to carefully weighing the evidence and making thoughtful findings of fact in order to render a fair and balanced decision on each application that comes before it

Pursuant to Section 73-22 of the Town of Chenango Code, the following are "Rules of Order" established for the conduct of the affairs of the Town of Chenango ZBA meetings. *Decorum is to be maintained at all times.*

Public Hearings - Public hearings allow an applicant to present evidence for the Record to address the legal standards relevant to the requested variance, interpretation, or special permit, and to allow the general public to speak in favor of, or opposition to the application.

- Public comment will be heard after the applicant's presentation of evidence to the Board.
- Speakers shall be recognized by the ZBA Chairman before addressing the Board.
- A speaker "holding the floor" shall not be interrupted except in a matter of urgency.
- Individuals may speak more than once, but only after all who wish to speak, have spoken.
- Speakers are not required to provide their name and address for the Record but are encouraged to do so.
- Comments must be in reference solely to the application in question.
- Please speak slowly, clearly, and loudly (enough) for all to hear, and for the accuracy of the Record.
- Public comment will end upon closure of the public hearing by the ZBA Chairman.
- Once the public hearing is closed, only ZBA members will be allowed to discuss the evidence presented and make findings of fact.
- Disregard for these rules, personal attacks, the use of vulgar or abusive language and other disruptive conduct is not permitted and may result in the offender's removal from the meeting.

New Business - New applications presented to the ZBA fall under the routine administrative function of the Board and are not open for public comment at that time. Members will evaluate the application for completeness and relevance, then accept the application, refer it to the Town Planning Board for review and recommendation, and schedule it for a future public hearing. Questions and comments regarding the details of an application should be brought forth at the scheduled ZBA Public Hearing.