

PLANNING BOARD MEETING
MONDAY, AUGUST 14, 2017
7:00 P.M. – TOWN HALL – 1529 NYS RTE 12
BINGHAMTON – NY – 13901

PRESENT: Cynthia Paddick – Chair
Messer: Donnelly, Blythe, Worden and Boland

ALSO, PRESENT: Alex Urda P.E. - Town Engineer
Scott Russell - Assessor
Terry Kellogg - Town Board Member

ABSENT: Frank Carl- Planning Board Member

The meeting convened at 7:00 p.m., at which time Mrs. Paddick called the meeting to order and welcomed the audience. Mrs. Paddick read a statement which explained the Planning Board Mission, along with the Board's duties, functions and limitations. The first order of business is the approval of the minutes from the Regular Planning Board meeting on July 10, 2017.

A motion was made by Mr. Blythe , seconded by Mr. Donnelly, to approve the minutes from the July 10, 2017 Planning Board meeting.

Roll Call: Ayes – 5 Nays – 0 Absent - (Carl)

NEW BUSINESS

- **NONE**

ADVISORY OPINION/REFERRALS

- **SERAFINA & VINCENZO ALTADONNA** – 6 Merrill Rd – TM#111.12-2-19- Application for a use variance to convert single family into a two family in a residential zone.

Mr. Urda – The applicant is requesting to convert the existing structure back into a two family residence In a residential zone. This dwelling is located within the 100-year floodplains and the owner should be reminded of that. It is also within the Aquifer Protection Zone II Aquifer Recharge Area, which it currently is in compliance and shall continue to do so. It is connected to municipal water and sewer and has two driveways. A building permit in the Ordinance Office will be necessary to convert the dwelling back into a tow family dwelling. It is recommended a favorable advisory with a building permit being required for necessary changes.

Mr. Russell from the Ordinance Office –The property originally was a two family dwelling. However, due to the flood in 2012 the first floor became unoccupied with no furniture or carpet and doors off from

the cabinets. The assessment was reduced by ½ of the building value of \$21,600 and changed classification to a single family dwelling. The Ordinance Office would recommend approval with a building permit being required for the change of use to a two family dwelling and any interior modifications necessary to bring it into code compliance.

Mr. and Mrs. Altadonna were both present to answer questions from the Board.

Mr. Blythe – Was this originally a two family?

Mr. Altadonna – Yes.

There being no further comments a motion was made by Mr. Blythe, seconded by Mr. Donnelly, to forward a favorable advisory to the Zoning Board of Appeals with a building permit being required and any interior modifications necessary to bring it into code compliance.

Roll Call: Ayes – 5 Nays – 0 Absent – 1 (Carl)

A motion was made by Mr. Donnelly, seconded by Mr. Worden to adjourn the meeting at 7:07 p.m.

Respectfully submitted,

Diane Aurelio
Ordinance Secretary