

**PLANNING BOARD
REGULAR MEETING
MONDAY, JANUARY 8, 2018
7:00 P.M. – TOWN HALL – 1529 NYS RTE 12
BINGHAMTON – NY – 13901**

Approval of the December 11, 2017 Regular Planning Board Minutes.

PRESENT: Cynthia Paddick, Chair
Messer: Donnelly, Carl, Blythe, & Worden

ALSO, PRESENT: Alex Urda P.E. - Town Engineer
John Freer – Building/Code Inspector
Michael Boland – Planning Board Alternate
Terry Kellogg - Councilperson

The meeting convened at 7:00 p.m., at which time Mrs. Paddick called the meeting to order. The first order of business is the approval of the minutes from the Regular Planning Board meeting on December 11, 2017.

A motion was made by Mr. Blythe, seconded by Mr. Carl, to approve the minutes from the December 11, 2017 Planning Board meeting.

Roll Call: Ayes – 5 Nays – 0

NEW BUSINESS

- **NONE**

ADVISORY OPINION/REFERRALS

- **THOMAS J. LEWIS** – 4 Park Rd. - TM#112.11-2-34- Application to amend the original area variance (V-09 2017) to increase the size of the shed in front of the principal use in a residential zone.

Mr. Urda – This parcel has 3 sides on 3 roads. The closest property on Park Road that will view the shed is a vacant parcel and is wooded. There are similar structures that exist as a precedent within the neighborhood on Willow Lane. Upon reviewing the town code granting this variance would be in harmony with the general purpose and intent of the code. The corner lot configuration makes the applicant’s request not unreasonable and minimal in nature. This is subject to Broome County 239 review and is a Type II Action under SEQ. I recommend a favorable advisory with a building permit being required.

Mr. Lewis was present at the meeting.

Mr. Freer - The Ordinance Office would recommend forwarding a favorable advisory to the Zoning Board with a building permit being required.

The applicant was not present.

Mrs. Paddick – Does anyone have any questions or concerns? If not can we have a motion.

There being no further discussion a motion was made by Mr. Donnelly, seconded by Mr. Worden to forward a favorable advisory to the Zoning Board of Appeals with a building permit being required.

Roll Call: Ayes – 5 Nays - 0

- **LINDSAY ROVERE** – 256 Mary Dr. - TM#078.20-3-47 – Application for an area variance to construct an addition with less than required rear yard setback from 25’ to 11’ in a residential zone.

Mr. Urda – Upon reviewing the application this is not an unreasonable request given the nature of the corner lot configuration. The northern property line is similar to a side yard condition of 10.’The addition is an extension of a preexisting setback condition for the house. This is a Type II Action under SEQR. Recommend a favorable advisory be forwarded to the Zoning Board of Appeals with a building permit being necessary prior to any construction.

Mr. Freer - The Ordinance Office would recommend forwarding a favorable advisory to the Zoning Board with a building permit being required.

The applicant was not present.

Mrs. Paddick – Does anyone have any questions or concerns, if not can we have a motion.

There being no further discussion a motion was made by Mr. Carl, seconded by Mr. Donnelly to forward a favorable advisory to the Zoning Board of Appeals with a building permit being required.

Roll Call: Ayes – 5 Nays - 0

Mrs. Paddick – Mr. Blythe you had some questions to discuss with the Board.

Mr. Blythe – Did we ever receive the drainage certificate from Jay Abby? They also stated their hours of operation being 24/7.

Mr. Urda – We tabled the application for being incomplete and we are waiting for more information regarding the driveway access. They are still working on that. Once that is completed, they will return to the Planning Board for review.

There being no further business before the Board Mr. Donnelly made a motion to adjourn at 7:10, seconded by Mr. Blythe.

Respectfully submitted,

Diane Aurelio
Ordinance Secretary