

PLANNING BOARD MEETING
MONDAY, SEPTEMBER 11, 2017
7:00 P.M. – TOWN HALL – 1529 NYS RTE 12
BINGHAMTON – NY – 13901

PRESENT: Brian Donnelly- Acting Chair
Messer: Carl, Blythe, Worden and Boland

ALSO, PRESENT: Alex Urda P.E. - Town Engineer
Scott Russell - Assessor

ABSENT: Cynthia Paddick – Chair
Terry Kellogg - Town Board Member

The meeting convened at 7:00 p.m., at which time Mr. Donnelly called the meeting to order and welcomed the audience. Mr. Donnelly 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 August 14, 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 – 4 Nays – 0 Absent – 1 (Paddick) Abstain – 1 (Carl)

NEW BUSINESS

- **NONE**

ADVISORY OPINION/REFERRALS

ELI CLARK- John Judski -180 Dimmock Hill Rd – TM#110.12-1-29- Application for a use variance to allow a double wide & area variance for less than required road frontage from 240’ to 118’ in an agricultural zone.

Scott Russell – The Ordinance Office would recommend a favorable advisory to the Zoning Board of Appeals with a building permit being required.

Mr. Urda – Town Engineer – The applicant is requesting to place a double wide on the parcel in an agricultural zone. They will require 2 variances use to allow the double wide along with an area variance for less than required road frontage from 240’ to 118’. Granting these variances is necessary for reasonable use of the land and would not be injurious to the neighborhood. The adjacent parcels also have the approximately the same amount in road frontage. The Board should consider the lot

configuration and determine the position of the double wide sitting behind the adjacent residences. The applicant should also be made aware of the 10' driveway side setback. This is subject to Broome County 239 review and is a Type II action under SEQR. Broome County commented the site plan should indicate the driveway dimensions, the amount of area being disturbed, the septic and well placement with setbacks noted. They should also check if this is located within NWI wetlands. This has been researched and is not a concern. A favorable advisory is recommended with a building permit being required from the Ordinance Office.

Applicant - Erin Clark was present to answer questions from the Board.

Mr. Donnelly asked is anyone had any questions for the applicant.

Mr. Carl – Will this be a new double wide?

Ms. Clarke – We are buying the property to be close to my in-laws. The new double wide will be behind our in-laws house.

Mr. Blythe – Are the driveway setbacks not in line?

Mr. Urda – The driveway is slightly over and jogged. They should keep the disturbance under an acre to avoid submitting for a SWPPP permit.

There being no further comments a motion was made by Mr. Blythe, seconded by Mr. Carl, to forward a favorable advisory for both variances o the Zoning Board of Appeals with a building permit being required.

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

There being no further business before the Board they unanimously agreed to adjourn the meeting at 7:08 p.m.

Respectfully submitted,

Diane Aurelio
Ordinance Secretary