

Minutes of a regular meeting of the Johnson City  
Zoning Board of Appeals held on March 8, 2021  
at 7:30pm via Zoom Video Conference.

Present: Edward Mazanek, Chairman  
Leonard Sas, Secretary  
Dr. Steve Holowinski  
Donald Slota

Also Present: Daria Golazeski, Town of Union  
Kim Cunningham, Zoning Board Clerk  
Keegan Coughlin, Attorney for the Village  
Trustee John Walker

Absent: None

A brief work session was held at 7:00pm. During the work session the Board discussed the following:

- Tioga State bank location on Harry L Drive and Oakdale
  - Ms. Golazeski explained they withdrew their application at the beginning of COVID and haven't heard from them since
- 441 Riverside Drive
  - Ms. Golazeski said they are waiting for revision on building plans
- 111 Riverside Drive
  - Ms. Golazeski said the ice cream shop will be opening in a month, they haven't been able to get a consistent tenant for the pizza place.
- 301 Main Street
  - Ms. Golazeski noted their biggest concern was no stopping so people don't drop people off on Arch Street to have people run in.
  - They couldn't work in a curb cut for parking off street because of the intersection. Being in the Central Business District, they are not required to have any off-street parking. They will have to use public parking.
- Executive Order
- Sign Code
  - Ms. Golazeski explained the sign code
- 180 Harry L Drive

Chairman Mazanek called the meeting to order at 7:30pm by Zoom Video Conference.

Kim Cunningham, Clerk of the Zoning Board took roll call and confirmed Chairman Edward Mazanek, Mr. Leonard Sas, Mr. Donald Slota and Dr. Stephen Holowinski were present.

Chairman Mazanek confirmed there is a quorum for the meeting.

Chairman Mazanek read the Recommended Procedure and Executive Order 202.95 valid until March 26, 2021 regarding holding a virtual meeting.



## **MINUTES**

A motion to approve the minutes of the February 8, 2021 regular meeting was made by Mr. Sas and seconded by Dr. Holowinski. The motion carried with all those present voting in the affirmative.

## **PRIVILEGE OF THE FLOOR**

Chairman Mazanek opened the privilege of the floor. There being no one who wished to speak, Chairman Mazanek closed the privilege of the floor.

## **COMMUNICATIONS** - None

## **CONTINGENCIES** – None

## **OLD BUSINESS**– None

## **NEW BUSINESS**

### **301 Main Street – Visions Federal Credit Union**

Public Hearing

Front Setback Variance of an additional 42.48 feet from Main Street

Front Setback Variance of an additional 3.8 feet from N. Arch Street

Chairman Mazanek opened the public hearing to all attendees at the Zoom meeting. This is a hearing for changes to two front setbacks. A setback requirement for a building on Main Street is 5 feet maximum and for these we are going to discuss the Variance of 42.48 feet from Main Street and 3.8 from N. Arch St.

Dan Griffiths at Griffiths Engineering was present on behalf of the applicant. Currently on the site there are two buildings, one was an office building, the other was a house. The proposed building going in is a 25'x60' rectangular building. They are looking to demo the two buildings that are there and the remaining space will be green space. Due to the bridge and space, parking did not make sense on the lot. They are proposing the public parking lot across the street on Arch Street.

Mr. Sas what are expected hours of operation and the average number of employees?

Mr. Griffiths said he has not received information about the number of employees back from Visions. The hours will be normal banking hours closing at 5.

Mr. Slota questioned what services would be offered at the location.

Mr. Griffiths responded that is another question he has forwarded to Visions. He understands it is going to be a normal, small banking branch. He will get that information to Dee or Marina. There will be no drive-up tellers. They are relying on the crosswalks and additional things there to aid in pedestrian traffic.

Chairman Mazanek asked if the Board read the 239 review and if they had any questions. The Board did not have any further questions.



Chairman Mazanek read the Planning Board Recommendations.

**Planning Staff Recommendation**

Planning Department staff recommended approval to the ZBA of:

1. a front setback variance of an additional 42.48 feet from Main Street, and
2. a front setback variance of an additional 3.8 feet from North Arch Street.

The proposed building is on an awkwardly-shaped corner lot, and it would be very difficult to construct a building without a front setback variance.

If the Zoning Board of Appeals grants the setback variances, the project will advance to the Planning Board for site plan review.

A motion to grant approval of the front setback variance of an additional 42.48 feet from Main Street and the front setback variance of an additional 3.8 feet from N. Arch Street for Visions Federal Credit Union, 301 Main Street was made by Mr. Sas and seconded by Dr. Holowinski.

Motion Carried— Vote:

Yes – 4 (Slota, Sas, Holowinski, Mazanek) No – 0 Absent – 0

**180 Harry L Drive – Women2Women Sign Variance**

Public Hearing

Area Variance for a second wall sign

Chairman Mazanek opened the public hearing to all attendees at the Zoom meeting. He stated it is within the zoning requirement for the size of the sign, but the area variance is to approve a second wall sign on the building.

Eric Olsen of 3i Graphics was present on behalf of Women2Women. Melinda Rupp is the business owner and property owner. He was contacted by the property owner about signage for the property. The owner wanted to secure a variance for the second sign which would be on the west side of the building and it would give her additional visibility. The first sign runs parallel to Harry L Drive so the traffic going by doesn't get the full benefit of identification of what's on that property. The size that has been proposed for the second sign faces the parking lot which is contiguous to part of the property owned by Women2Women. It is of a similar size to that which was on the property previously. They are requesting the variance so they have access to a second same type sign being a wall sign. The combined square footage of the existing and proposed signage would be less than the maximum square footage for one wall sign as per Code. They think the benefit to the business would be more visibility for new patients to find the clinic and create awareness of the business and improve her ability to conduct business.

Mr. Sas asked what does he mean by Dibond sign with illumination.

Mr. Olsen stated Dibond is a composite material which has an aluminum skin on two sides. It is a PVC sheet that is sandwiched between it. Dibond is a tradename for the sign material they use for this and



what was used for the sign on the front of the building. There is no illumination on the signs. She has not asked for illumination on her signs.

Chairman Mazanek asked if the Board had any further questions.

There were no further questions from the Board.

Chairman Mazanek asked if there any questions from anyone else on the Zoom conference call.

There were no questions from any attendees at the Zoom meeting.

Chairman Mazanek asked if everyone had a chance to review the Short Environmental Assessment Form.

The Board reviewed the EAF and did not have any questions.

Chairman Mazanek read Part 2 of the Environmental Assessment Form. The Board was in agreement with the assessment.

Chairman Mazanek asked if there any questions from anyone regarding the public hearing.

There were no questions from any attendees at the Zoom meeting.

Part 3 of the Environmental Assessment Form is as follows:

The proposed action is an area variance for a second wall sign. The size of the sign is in conformance with the sign code.

The proposed action will not result in any adverse effects to existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems.

The proposed action will not result in any adverse effects to aesthetic, agricultural, historic or other natural or cultural resources; There will be a slight impact to neighborhood character.

The proposed action will not result in any adverse effects on vegetation or fauna, fish shellfish or wildlife species, significant habitats, or threatened or endangered species.

The proposed action will not result in any adverse effects on a community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources.

The proposed action will not result in any adverse effects on growth, subsequent development, or related activities likely to be induced by the proposed action.

The proposed action will not result in any adverse effects not previously identified.

The proposed action will not result in any adverse effects in either quantity or type of energy.



Chairman Mazanek read the Planning Board Recommendations.

**Planning Staff Recommendation**

The Planning Department staff recommended approval to the ZBA of the variance for a second wall sign at 180 Harry L Drive.

Granting the requested variance will not have negative impact on the surrounding uses. The building is on a corner lot with two front streets. The proposed sign is set back from the road, and does not interfere with traffic or residences.

A motion to approve the variance for a second wall sign at 180 Harry L Drive was made by Mr. Slota and seconded by Dr. Holowinski.

Motion Carried— Vote:

Yes – 4 (Slota, Sas, Holowinski, Mazanek)    No – 0    Absent – 0

Mr. Olsen recognized Dee Golazeski, Kim Cunningham and Marina Lane for the assistance in helping prepare for the Planning Board meeting and Zoning Board meeting tonight. He appreciated the opportunity to work with the town and will relay the approval to the property owner and thanked everyone for their participation.

**ADJOURNMENT**

A motion to adjourn the meeting was made by Mr. Sas and seconded by Mr. Slota. The motion passed with all those present voting in the affirmative.

The meeting was adjourned at 7:52pm.

Respectfully submitted,

Kim Cunningham  
Zoning Board Clerk

