

Present: Edward Mazanek, Chairman
Leonard Sas, Vice Chairman
Dr. Steve Holowinski
Vernon Rowlands, Secretary

Also Present: Kim Cunningham, Clerk to the Planning & Zoning Boards
Nathan VanWhy, Attorney for the Village
Daria Golazeski, Town of Union

A brief work session was held at 7:00pm. During the work session the board reviewed the applications on the agenda.

Chairman Mazanek called the meeting to order at 7:30pm & noted the emergency exits.

MINUTES

A motion to approve the minutes of the April 9, 2018 meeting and the minutes of the May 14, 2018 regular meeting was made by Mr. Rowlands and seconded by Mr. Sas. The motion carried with all those present voting in the affirmative.

PRIVILEGE OF THE FLOOR – None

COMMUNICATIONS - None

CONTINGENCIES - None

OLD BUSINESS - None

NEW BUSINESS

30 Harrison St

Public Hearing – Sign Variance – SEQRA

Type 2 Action

Chairman Mazanek opened the public hearing.

The hearing was held over until the July 9, 2018 meeting

35 Hudson St.

Public Hearing – Sign Variance – SEQRA

Chairman Mazanek opened the public hearing.

The hearing was held over until the July 9, 2018 meeting



144 Grand Ave.
Public Hearing – Sign Variance – SEQRA

Chairman Mazanek opened the public hearing.

Discussion: The space was not measured before submitting the application. When he measured the space it wasn't large enough to accommodate the sign. They are looking to increase the size from 24 feet to 50 feet. The Planning Board had no problems with the increase. There has been no correspondence from neighbors.

The board, having reviewed Part I and Part II of the SEQRA Short Environmental Assessment Form ("Short EAF") has determined that there will not be any significant adverse environmental impacts with respect to the project, therefore a motion was made by Mr. Sas and seconded by Mr. Rowlands to approve the EAF with changes made and authorizing the Chairman to sign the Negative Declaration.

Motion Carried – Vote:

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

Chairman Mazanek closed the public hearing and read the department head comments.

DEPARTMENT HEAD COMMENTS:

- Public Works & Water: No compelling interest.
- Police: No compelling interest.
- Fire Department: No compelling interest.
- Code Enforcement: Pending.
- Planning Department Staff: Recommends that the Planning Board recommend to the ZBA that they deny the variance for an internally illuminated wall sign as the property, granted a use variance for the convenience store in 2017, is surrounded by a number of residences. The internal illumination could negatively impact neighbors in the evening, particularly in the winter. Downward facing exterior lights would be more appropriate. The variance for the size of the sign seems excessive. Planning staff recommends the applicant propose a lesser variance, understanding that this is a business that may depend signage, yet is located in a residential neighborhood.

A motion to approve a 26 sq. ft. variance allowing for 50 sq. ft. sign including department head comments was made by Mr. Rowlands and seconded by Dr. Sas.

Motion Carried – Vote:

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



135-139 Baldwin St
Public Hearing – Sign Variance – SEQRA

Chairman Mazanek opened the public hearing.

Attorney Sarah Campbell appeared on behalf of Affordable Housing. A 1200 sq. ft. temporary for rent sign was put up where a 32 sq. ft. sign is the maximum permitted. The building is 60,000 sq. ft. with each side being 15,000 sq. ft. The sign is 8% of the total frontage. This giant sign was put up without permission. The 32 sq. ft. max is for a residential single family residence and there are no provisions for a large building. They are willing to accept time limit to keep up through September 30, 2018. They are already renting it out and plan on moving the sign to the other building once the first building fills up. The sign is not obtrusive or out of scale. It is not illuminated.

Discussion: A full EAF has been completed because this property is in the historic district. The sign will not impact the historic resource.

The board, having reviewed Part I and Part II of the SEQR Short Environmental Assessment Form ("Short EAF") has determined that there will not be any significant adverse environmental impacts with respect to the project, therefore a motion was made by Mr. Rowlands and seconded by Mr. Sas too approve the EAF with changes made and authorizing the Chairman to sign the Negative Declaration.

Motion Carried – Vote:

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

Chairman Mazanek closed the public hearing and read the department head comments.

DEPARTMENT HEAD COMMENTS:

- **Broome County Planning:** On the attached 239-R report.
- **NYS DOT:** The Region 9 Site Plan Review Committee does not need to comment on this proposal as the sign is not prominent from any State highway.
- **Public Works & Water:** No compelling interest.
- **Police:** No compelling interest.
- **Fire Department:** No compelling interest.
- **Code Enforcement:** The sign is excessive. It is blocking windows for apartments, which cannot be rented with the sign up.
- **Planning Board Recommendation:** The Planning Department staff recommends that the Planning Board recommend denial of the area variance for the sign. It would set an undesirable precedent for future rental signs.



A motion to approve a variance for a temporary sign to be allowed under the condition it is removed by November 30, 2018 was made by Mr. Rowlands and seconded by Mr. Sas.

Motion Carried – Vote:

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

59 Lester Avenue

Consent to Planning Board being lead agency

Area Variance – Parking

Attorney Sarah Campbell appeared on behalf of the applicant. This is the Victory Building. They are looking for a substantial parking variance.

A motion to approve the Planning Board as lead agency was made by Mr. Rowlands and seconded by Dr. Holowinski.

Motion Carried – Vote:

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

ADJOURNMENT

Chairman Mazanek adjourned the meeting at 8:10pm.

Respectfully submitted,

Kim Cunningham

Kim Cunningham
Zoning Board Clerk

