

Minutes of a regular meeting of
the Johnson City Zoning Board
of Appeals held on April 6, 2020 at
7:30pm via Zoom Video Conference

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

Also Present: Daria Golazeski, Town of Union
Kim Cunningham, Zoning Board Clerk
Cheryl Sacco, Attorney for the Village
Trustee Marty Meaney
Trustee John Walker

Absent: None

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.

Kim Cunningham, Zoning Board Clerk called the roll call. All members of the Zoning Board were present.

Chairman Mazanek read statement regarding holding a virtual meeting and confirmed there was a quorum.

MINUTES

A motion to approve the minutes of the March 9, 2020 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

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

33-57 Harrison Street - UHS Revitalization Project

Public Hearing

Area variances under Section 300-21.5, table 21-4 maximum building height from 30 feet to 99 feet proposed; Section 300-21.5, table 21-4 maximum building footprint of 122,385 proposed (existing building is 83,650 square feet) 8,000 square feet is allowed; Section 300-21.5, table 21-4 maximum building coverage increase from 43% existing to 62% proposed, maximum allowed is 50%; Section 300-21.4, table 21-3 building front setback- 20 feet minimum by code-proposed zero feet along Harrison Street and Baldwin Street; 4 feet from Main Street for bus shelter; Section 300-53.4 to have a structure encroaching into the front yard; and Section 300-53.8 A to have an accessory structure in front of the principle structure at 33-57 Harrison Street, Village of Johnson City.

Chairman Mazanek opened the public hearing

Attorney Sarah Campbell, Karen McElwee, Director of Construction Safety and Management, Bill Gorham and Greg Chianis of Chianis and Anderson were present on behalf of United Health Services.

Attorney Campbell discussed the following:

- Four variances for the addition
 - Height – described the height of the buildings in the area – neighborhood commercial zoning

Mr. Gorham displayed the renderings of the project and Attorney Campbell explained the display. Attorney Campbell stated the reason for the addition is to maximize the ability to provide private rooms and create a state-of-the-art emergency department. Last time significant renovation was done to the hospital was thirty years ago.

- The area is a hospital campus, most nearby properties are owned by the hospital
- The benefit of the individual patient rooms is for privacy, safety of patients and staff.
- The emergency room update is for patient privacy and HIPAA requirements and for patient safety
- Footprint
 - Expanding horizontally would create two problems – parking and greenspace
 - Decision to expand vertically to save greenspace and keep parking
 - Footprint in a neighborhood commercial district is 8,000 sq ft and they are already at 83,000 sq ft. More square footage, but not eating up any more property
- Coverage
 - Allowed is 50% and right now they are at 43% and asking for 62%.
- Setback
 - Asking to go to 0 feet to the sidewalk which is consistent with the buildings that are already there.
- Bus structures – they are required to obtain this because the hospital is providing the bus structure at their expense. If the County provided, they would not need to seek any of this relief. The hospital controls and maintains the structure.
 - Three issues with bus shelter
 - Too close to the front yard setback - 4 feet instead of 20 feet
 - Needs to be proximate to the bus stop.
 - Needs to be easily accessible to people from the sidewalk



Any structure in the front yard is prohibited and the bus structure is an accessory structure in front of the principle structure which is a violation.

Ms. McElwee confirmed they are right sizing their structures and vertical is the logical way to go. If you consider a unit and the footsteps it takes to respond to a patient. If they went too horizontally, they would have a tough time in responding quickly. On top of the tower is the helipad which improves the services they can provide the regional patients. They will access an elevator and go directly down to the emergency room. As far as patient care prospective, it is going to be much more comfortable, the increased size of the rooms will make it easier to bring in appropriate mobile equipment and provide all over better care for patients locally and in the region.

Mr. Sas questioned the height variance regarding the elapsed time from landing to the ER.

Ms. McElwee responded the time will be reduced by up to ten minutes from southern limits of the campus to the existing emergency room.

Dr. Holowinski asked about the location of the ambulances coming in to the hospital.

Ms. McElwee explained where the ambulances will come in is still in the same vicinity as now, off of Baldwin Street. One of the improvements is the emergency department for both ambulances and the public will be off of Baldwin Street. All other patients coming to the facility will turn down Harrison and into the drive which will be wide enough to drop off your loved one, use valet services or maneuver around cars pulled off and then exit onto Baldwin Street. They are separating their populations as far as travel route to facility and keeping the familiar emergency department off of Baldwin Street and improving that for the people self-reporting to the emergency room.

Chairman Mazanek stated the Planning Board was the lead agency on SEQRA and aquifer permit.

Attorney Campbell described the variances for the bus shelter. It is a front yard setback issue, four feet instead of twenty feet. Accessory structure in front of the principle structure. With respect to the proof of all of the variances, there is no question that providing a bus structure is a benefit to the community. It condenses where people are waiting, so they are not waiting all over the neighborhood. The old bus stop was a hazard with people crossing the road. The hospital is very vigilant in maintaining their facilities and this will be no exception. The state will have the responsibility to keep it up and keep it safe.

Attorney Sacco said if the hospital doesn't do it, the County will and we will have no say.

Attorney Campbell confirmed that is correct. The County could also choose to do nothing which would be a detriment to the community.

Mr. Slota asked if they have to get some sort of approvals with the County. Dr. Holowinski further asked if the County has any say in size restrictions and if it has to be a certain size.

Attorney Campbell responded she is not aware of any approvals they need from the County.

Ms. Golazeski stated it is for the people to wait for the bus. It will have to be handicapped accessible. Chairman Mazanek entered the GTS Traffic Study into the record.



Chairman Mazanek closed the public hearing

A motion to approve the variance of 69 feet to allow a maximum building height of 99 feet was made by Mr. Rowlands and seconded by Mr. Slota.

Motion Carried – Vote:

Yes – 5 (*Sas, Holowinski, Rowlands, Slota, Mazanek*) **No** – 0 **Absent** – 0

A motion to approve the variance of 114,385 square-feet to allow a maximum building footprint of 122,385 square-feet was made by Mr. Sas and seconded by Mr. Rowlands.

Motion Carried – Vote:

Yes – 5 (*Sas, Holowinski, Rowlands, Slota, Mazanek*) **No** – 0 **Absent** – 0

Note: Chairman Mazanek stated the existing footprint is 83,650 sq feet

A motion to approve the variance of 12% to allow a maximum 62% building coverage was made by Mr. Slota and seconded by Mr. Sas.

Motion Carried – Vote:

Yes – 5 (*Sas, Holowinski, Rowlands, Slota, Mazanek*) **No** – 0 **Absent** – 0

A motion to approve the variance of 20 feet to allow a 0-foot building front setback along Harrison Street and Baldwin Street, and a 16-foot variance for a 4 foot setback from Main Street for a bus shelter was made by Mr. Rowlands and seconded by Mr. Sas.

Motion Carried – Vote:

Yes – 5 (*Sas, Holowinski, Rowlands, Slota, Mazanek*) **No** – 0 **Absent** – 0

A motion to approve the variance to have a structure encroaching into the front yard was made by Mr. Slota and seconded by Mr. Sas.

Motion Carried – Vote:

Yes – 5 (*Sas, Holowinski, Rowlands, Slota, Mazanek*) **No** – 0 **Absent** – 0

A motion to approve the variance to have an accessory structure in front of the principle structure was made by Mr. Rowlands and seconded by Mr. Sas.

Motion Carried – Vote:

Yes – 5 (*Sas, Holowinski, Rowlands, Slota, Mazanek*) **No** – 0 **Absent** – 0



The project completion date is Fall of 2024 with construction commencing in September or October of 2020.

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 8:04 pm.

Respectfully submitted,

Kim Cunningham
Zoning Board Clerk

