

Minutes of a regular meeting of the
Johnson City Zoning Board of Appeals held on
November 13, 2017 at 7:30pm at
243 Main St., Johnson City, NY

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

Absent: Charles Snedaker,
Diane Busko, Clerk to the Planning & Zoning Boards

Also Present: Greg Deemie, JC Mayor
Nathan VanWhy, Attorney for the Village
Daria Golazeski, Town of Union DCPW/C&O
Trustee John Walker

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

Approval of the September 11, 2017 minutes was held over.

PRIVILEGE OF THE FLOOR - None

COMMUNICATIONS - None

CONTINGENCIES - None

OLD BUSINESS - None

NEW BUSINESS - None

UHS – 52 Harrison Street

SEQRA Review

Public Hearing - Sign Variance

Robbins Sign Co submitted a sign permit application for a wall sign at 52 Harrison Street for UHS. The property is located in a Neighborhood Commercial Zoning District and a wall sign of 48 square feet is permitted. They are requesting a variance to increase the size of the wall sign to 77 square feet.

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 finding that the proposed action will not have a significant adverse environmental impact and authorizing the Chairman to sign the Negative Declaration.

Motion Carried – Vote:



Yes – 4 (*Holowinski, Sas, Rowlands, Mazanek*) **No** – 0 **Absent** – 1 (*Snedaker*)
Motion by Mr. Sas, seconded by Mr. Rowlands to

Kelly-Jo Hunink Of Robbins Sign Co and Rich Keehle Director of Support Services at UHS

Chairman Mazanek opened the public hearing.

Ms. Hunink explained that the sign will be channel letters.

Mr. Keehle explained that UHS had purchased the building in August of 2017. There is no identification of the building or campus to the south.

Mr. Rowlands asked if the sign is going to be towards the top of the building. Ms. Hunink explained that it would be at the top.

Chairman Mazanek asked if there was anyone else who wished to speak, being none he closed the public hearing and read the Planning Department recommendation.

Mr. VanWhy explained that the Planning Board had recommended approval at the September, 2017 meeting.

A motion to approve an area variance to allow a wall sign 29 square feet larger than permitted was made by Mr. Rowlands and seconded by Mr. Sas.

Motion Carried – Vote:

Yes – 4 (*Holowinski, Sas, Rowlands, Mazanek*) **No** – 0 **Absent** – 1 (*Snedaker*)

Ralph Anderson- 25 Myrtle Avenue
Public Hearing - Area Variance

Ralph Anderson applied for a building permit to construct a temporary handicap ramp 4 feet from the front property line. The Zoning Code permits a front setback of 8 feet.

Chairman Mazanek opened the public hearing.

The applicant, Ralph Anderson, was present. He explained that he had moved in with his father 5 years ago. His father has dementia and he needs to use a walker. In addition, his brother will be moving in and he is paralyzed and needs the ramp for access. The ramp cannot go to the side or rear of the property. Once father passes he and his brother will be moving back to Kirkwood.

Dr. Holowinski asked if a time limit could be placed on the variance.

Mr. VanWhy stated that the variance can be specific for a handicap ramp so they could not build an addition that close.

Chairman Mazanek closed the public hearing and read the Department Comments.

DEPARTMENT HEAD COMMENTS



Code Enforcement	Building permit must be obtained.
Public Works/Water Dept	NCI. It is all behind the Village sidewalk, so I do not see any issue from a Village point of view. If the sewer or water service requires repair in this area, it would be the home owners responsibility. It appears that there should be adequate sight distance between vehicles in the driveway and pedestrians.
Fire Dept	No Compelling Interest
Police Department:	No Compelling Interest
Broome County Planning:	The Planning Department has reviewed the above-cited case and has not identified any significant countywide or inter-community impacts associated with the proposed project.

A motion to approve an area variance for front setback from 8 feet to 4 feet for a handicap ramp only including the department head comments was made by Mr. Rowlands and seconded by Mr. Sas.

Motion Carried – Vote:

Yes – 4 (*Holowinski, Sas, Rowlands, Mazanek*) **No** – 0 **Absent** – 1 (*Snedaker*)

ADJOURNMENT

Chairman Mazanek adjourned the meeting at 7:44pm.

Respectfully submitted,

Daria M. Golazeski
DCPW Codes & Ordinances

