

PLANNING BOARD MEETING  
MONDAY, NOVEMBER 9, 2015  
7:00 P.M. - TOWN HALL - 1529 NYS RTE 12  
BINGHAMTON - NEW YORK - 13901

PRESENT: Cynthia Paddick - Chairwoman  
Messer: Donnelly, Blythe, Carl and Boland

ALSO, PRESENT: Thomas Geisenhof - Assessor & Code Officer  
Alex Urda P.E. - Town Engineer  
Michael Boland- Planning Board Alternate

ABSENT: Jim DiMascio - Town Board Member

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The meeting convened at 7:00 p.m., at which time Mrs. Paddick called the meeting to order and welcomed the audience. Mrs. Paddick 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 October 13, 2015.

A motion was made by Mr. Blythe, seconded by Mr. Carl, for the approval of the minutes from the October 13, 2015 regular Planning Board meeting.

Roll Call: Ayes – 5 Nays – 0

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**NEW BUSINESS**

- **NONE**

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**ADVISORY OPINION/REFERRALS**

- **DONALD J KNAPP** - 368 Kattelville Rd. – TM#078.15-2-29 - Application for a use variance to convert existing building into a duplex in a neighborhood commercial zone.

Mr. Urda reviewed the applicant's request to convert an existing building into a duplex. We have received 2 letters of intent, proposed plans for the conversion and a survey of the property. Due to economic times and the retail market limitations was the deciding factor to change the use. This is not an unreasonable request for the use of the property and will not be injurious to the neighborhood or detrimental to the public welfare. The project is subject to Broome County 239 Review and is a Type II action under SEQR. A building permit and compliance review by the Ordinance Office will be necessary. A favorable advisory is recommended.

Mr. Geisenhof from the Ordinance Office recommended that the Planning Board forward a favorable advisory to the ZBA to grant a use variance to convert the existing office building into a duplex in a neighborhood commercial zone, with a building permit being required.

The applicant was present to answer questions from the Board.

There being no questions for the applicant a motion was made by Mr. Donnelly, seconded by Mr. Blythe, to forward a favorable advisory to the Zoning Board of Appeals with a building permit being required.

Roll Call:           Ayes – 5           Nays – 0

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- **JOSHUA B. BOND** – 306 Ransom Rd. - TM#094.04-2-14- Application for an area variance to allow an accessory structure in front of the principal use.

Mr. Urda stated the applicant’s request to place a 12’ x 20’ shed in front of the house located on a corner lot. Upon reviewing there is no other location to place this shed except in front of the house. The shed will have substantial buffering from the neighbors. Granting this variance will be in harmony with the general purpose and the intent of this of this chapter and will not be injurious to the neighborhood. This project is subject to Broome County review and is a Type II action under SEQ. It is recommended the Planning Board forward a favorable to the Zoning Board of Appeals.

Mr. Geisenhof recommended that the Planning Board forward a favorable advisory to the ZBA to grant an area variance to allow an accessory structure (shed) in front of the principal use, with a building permit being required.

The applicant was not present for the meeting.

There being no questions on the application a motion was made by Mr. Blythe, seconded by Mr. Carl, to forward a favorable advisory to the Zoning Board of Appeals with a building permit being required.

Roll Call:           Ayes – 5           Nays – 0

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- **JOHN J. TREMARK III** - 73 Grant Rd. - TM#111.12-6-18 - Application for a use variance to allow chickens in a residential zone.

Mr. Urda stated the applicant has been raising chickens since 2013 and there has never been a problem with any of the neighbors. There are no males and the eggs rendered are organic and cost effective. Upon reviewing the Town of Chenango Code Article VII §73-23 C Variances (2) (a), (b) and (c) granting this variance is necessary for reasonable use of the land or building and is in harmony with the general purpose and intent. This is subject to Broome County review and is a Type II action under SEQ. It is

recommended the noise and odor shall be maintained per Town Code. We would prefer having something in writing from the adjacent neighbor that they have no objection to this variance. We should also consider limiting the number of chickens. On a previous application at a different location there was a maximum of 12 chickens. With these considerations a favorable advisory is recommended.

Mr. Geisenhof recommended that the Planning Board forward a favorable advisory to the Zoning Board of Appeals for this use variance to allow chickens in a residential zone, with the stipulations that the number of chickens be limited to 12 and that the variance will become void on sale or transfer of the deed.

The applicant was not present for the meeting.

Mr. Carl suggested only chickens be allowed with no roosters due to the noise involved. Also like to mention this is the best cared for house in the neighborhood, I wish I could have grass like his.

Mr. Blythe asked what generated the complaint.

Mr. Geisenhof stated the complaint questioned if they had a permit to allow chickens, it had nothing to do with noise or odor.

There being no further comments a motion was made by Mr. Carl, seconded by Mr. Donnelly to forward a the Zoning Board of Appeals with a favorable advisory with the stipulation limiting the number of chickens to 12, no roosters, noise and odor to be maintained per Town Code and the variance will become void upon the sale or transfer of the deed.

Roll Call:           Ayes – 5           Nays – 0

There being no further business before the Board they unanimously agreed to adjourn the meeting at 7:11 p.m.

Respectfully submitted,

Diane Aurelio  
Ordinance Secretary