



BROOME COUNTY
DEPARTMENT OF PLANNING
AND
ECONOMIC DEVELOPMENT
2007 ANNUAL REPORT

Submitted to:
THE HONORABLE: BARBARA J. FIALA, COUNTY EXECUTIVE
THE HONORABLE: MARK R. WHALEN, CHAIRMAN AND
THE BROOME COUNTY LEGISLATORS

The mission of the Broome County Department of Planning and Economic Development is to shepherd the sound and orderly economic, physical and environmental development of Broome County and its constituent municipalities.

The Department provides technical, planning and environmental services and assistance to the County Executive, Legislature and municipal jurisdictions and seeks funding to implement projects and programs designed to improve the economy, environment, quality of life and physical infrastructure of the County.

We are pleased to present our 2007 Annual Report.

Economic Development

Through the efforts of County Executive Barbara Fiala, the Broome County Legislature authorized increasing the hotel/motel tax to create a sustainable economic development fund. This will greatly enhance the County's ability to promote and market the region. The first project to be undertaken using this funding source by the Director of Economic Development was the creation of a marketing presentation that includes both video and hard copy materials to be used at business shows, meetings with company CEO's and site selectors, to interest them in relocating to Broome County.

Revenues for the Department continued to show an increase. In 2007, the Department secured \$1,374,242 in grant dollars for several projects including \$500,000 in additional aid for 2006 flood victims.

Work continues on the downtown incubator. The Department was able to secure, with the assistance of Senator Libous's office, a \$250,000 grant to offset non-construction costs associated with opening and operating a business incubator. Additionally, information about the incubator and an application was placed on the County's Economic Development website, formally known as the Greater Binghamton Innovation Center.

Wastewater collection and processing issues continue to be a concern of both citizens and developers. The Department hired Stearns and Wheler to conduct a Wastewater Financial Feasibility Study to determine the options available if Broome County were to pursue purchase and operation of the urban cores three main waste water plants. The results of the study were presented to both the County Executive and Legislature for review. A task force has been formed to further study the issues in the coming year.

Waterways across the Country have in the past few years, been recognized as highly effective economic development tools. To take advantage of this resource Economic Development Planner, Gail Domin, worked hand-in-hand with the Town of Vestal to submit a grant application to secure funding for a year-long

waterfront revitalization study in order to identify public access options for twenty-two (22) Broome County municipalities located along our four rivers.

In addition, Commissioner Rita Petkash collaborated with the City of Binghamton to apply for monies to fund an engineering study of the Rockbottom Dam. This study would provide specifications and cost estimates associated with constructing a competition kayak course at the dam and making the dam navigable for watercraft such as kayaks, canoes and small fishing boats. This would allow safe boating on over 50 miles of river in Broome County and provide the catalyst for spin-off small business development.

The Department of Planning and Economic Development also partnered with the Town of Conklin to secure almost \$500,000 in grants to fund construction of the Conklin Multi-Use Trail.

Historic Preservation is part of a sound economic development program. The Planning Department secured a NYS Grant that will pay to hire a consultant to expand the Susquehanna Heritage Area to include several other municipalities in Broome County. This will make them eligible to receive grant monies to offset the cost of preservation projects.

Under the Commissioners oversight, construction of the Intermodal Transit Terminal will begin in mid 2008. This is an extremely important Economic impetus for the region, and will revitalize an under developed area in the downtown Binghamton Arts District as well as provide safe, weather protected transit access for riders.

The new terminal, which will be LEED certified is expected to open in the Fall of 2009.

Geographic Information System

In another significant step towards meaningful consolidation, both the County and City are currently working towards an innovative restructuring of GIS and mapping service provision. Under a proposed plan developed by GIS Administrator Doug English, a GIS group will be established in the Planning Department to serve both County and City GIS needs. Not only will the County be consolidating GIS and mapping functions with the City, but internally as well, with the transfer of tax mapping and 911 addressing responsibility to the GIS group. Through innovative financial arrangements, the necessary staff needed to fully support the responsibilities given to this new venture will not impact the County's general fund.

For all of 2007, there were 181,315 visits were made to the GIS Portal website with approximately 24,304 unique visitors.

Increased municipal and public awareness of the County's GIS capability have shown an increased request for maps and other GIS information, thereby increasing Department revenues.

Brownfield Redevelopment

Frank Evangelisti, Chief Planner continues to administer a very active Brownfield Assessment and Remediation Program.

Work continued on the End-Use Plan for the Depot Site in the Town of Fenton with the EPA Mobile Lab conducting on-site testing. This Plan is scheduled to be completed at the end of 2008.

EPA funded on-site assessment work was approved for 46 Corliss Avenue in Johnson City. Based on these results, the Town of Union was granted funding from the Restore NY program for demolition.

The EPA Program also funded assessment work at Endicott Forging. The Planning Department then assisted the Village of Endicott with preparation of a successful Restore NY Grant to demolition the Endicott Forging building. The County has also committed \$50,000 from the hotel/motel tax to this project. Once the structure is removed, the property will be marketed to potential developers.

Municipal Assistance

The Department of Planning and Economic Development provides technical assistance to all Broome County municipalities. We also provide certain planning services for a fee, such as preparation of Comprehensive Plans, GIS services for special projects like mapping of sewer lines, manholes, historic preservation grant assistance, etc.

We maintain the Council of Governments Website and provide staff assistance at Council meetings.

During 2007, Frank Evangelisti and Lora Zier completed Comprehensive Plans for the Towns of Maine and Fenton. The Department also contracted with the Town of Binghamton to prepare its Comprehensive Plan Update.

Our contract with the Town of Kirkwood to map municipal sewer lines using GPS coordinates continues. Furthermore, the Binghamton Johnson City Joint Sewage Treatment Plan contracted with the Department for similar services.

Previously, the Department applied for and received a grant from SEMO for preparation of a Multi-Hazard Mitigation Plan to include all municipalities in Broome County. This Plan was completed in 2007, submitted to the State for review and received approval from FEMA. The Department then worked with

municipalities to prepare and submit resolutions to the municipalities governing board for passage. Those municipalities that passed resolutions accepting the plan, are now eligible for FEMA/SEMO assistance should a disaster occur.

Historic Preservation

The Department continues to work with municipalities to promote historic preservation programs. During the year, through the efforts of Gail Domin, we were able to successfully have the Forum Theatre place on the Register of Historic Places.

As mentioned earlier, the Department received funding to expand the Susquehanna Heritage Area. In addition, the Chenango Canal Reconnaissance Study was completed.

Empire Zone

A revised Empire Zone Agreement between participating municipalities was agreed to late in 2007. The County Legislature also approved a resolution allowing the transition of the Program to the County.

Land Use Reviews

New York State General Municipal Law (l) & (m) mandates County review of site plans, designated land-use and zoning proposed within the County. Serving as the lead agency for these reviews, the Planning Department Senior Planner Lora Zier coordinates review responsibilities with a number of departments and agencies, including the Environmental Management Council, Broome County Health Department, Broome County Department of Public Works and the NYS Department of Transportation. During 2007, the Department reviewed and rendered advisory opinions on 200 proposed projects. A list of these projects is included as an addendum to this Report.

Records

The Department's Secretary, Ann Marie Suer, maintains all Departmental Records, such as 239 opinions, training schedules, correspondence and requests for information as well as being responsible for accounts payable and receivables and assuring that Departmental operations are within the approved budget.

Shared Services

Nathaniel Wright, Planner, maintains the Council of Governments website and serves as staff representative to the Council.

The Department continually investigates the possibility of sharing services among the County and its municipalities.

We currently contract with the City of Binghamton, and the Villages of Johnson City and Endicott to provide Historic preservation assistance.

The Department will soon be sponsoring the Empire Zone Program for the four participating municipalities, the City of Binghamton, Village of Johnson City, Town of Union and the Town of Kirkwood.

In 2008, the Department will be exploring the establishment of a shared Code Enforcement Office and as mentioned previously, the consolidation of GIS tax mapping and City/County GIS services contract.

Capital Improvement Program

As mandated by the Broome County Charter and Administrative Code, the Commissioner of Planning and Economic Development reviewed, rated and evaluated County Departmental requests for projects to be included in the County's Capital Improvement Program (CIP). The Planning Department's recommendations were then forwarded to the director of Budget and Research for review.

Training

The Department of Planning and Economic Development provides a minimum of four training seminars free of charge, for all local municipal officials including member of planning and zoning boards. Many training seminars are conducted in conjunction with the NYS Department of State. Topics include such items as zoning for and regulation outdoor wood burning furnaces, subdivision regulations, smart growth and home windmills. All sessions are very well attended with a minimum of fifty participants.

Environmental Management Council

The Environmental Management Council (EMC) is Broome County Governments Citizens Advisory Board on local environmental matters.

Two full-time Planning Department staff members coordinate Council activities and implement Council projects.

Staff members also, facilitate public participation in activities such as the Joyce K. Smith Environmental Photography Show, the Book Recycling Fair and Riverbank Clean-Up Program.

Beth Egitto and Stacy Merola also contract with the Division of Solid Waste Management to promote recycling, participate on the Landfill Advisory Committee, and other landfill issues.

EMC staff contributes the environmental component to mandated 239 (l) & (m) reviews and comprehensive plan preparation.

They also are involved with the federally mandated Stormwater Phase II Regulations, Brownfield Assessment program and development of a County-wide Open Space Plan.

In 2007, Beth Egitto, Environmental Analyst, developed a website for the Broome-Tioga Stormwater Coalition. Beth administers the website. Beth also provides review of the SEQR submittals and Stormwater Management plans submitted by municipalities.

Binghamton Metropolitan Transportation Study

BMTS's designated by the Governor to carry out federally mandated regional transportation planning functions for the Region 9 Metropolitan area. Department of Planning and Economic Development is the local sponsor for BMTS whose offices are located in the Edwin L. Crawford County Office Building.

BMTS staff through its various committees is charged with Long Range Planning activities, such as updated its long-range plan entitled Transportation Tomorrow: 2025.

They continue to work on Gateway Projects and river trail developments, bike pedestrian trail, safe routes to school and other quality of life projects.

BMTS provides Traffic Engineering and Project Development Services to Broome County and its municipalities.

BMTS Executive Director continues to be a member of the Binghamton Intermodal Transit Terminal Management Team.

To view the many reports written by BMTS, refer to their website at:
www.gobroomecounty.com/bmts

Committees

Department Staff serve on a variety of committees including:

- Local Emergency Planning Committee
- GIS Users Group
- Southern Tier East Regional Planning and Development Board
- Empire Zone Board
- BMTS Planning Committee
- EMC
- Broome County Agricultural and Farmland Protection Board
- Broome County Capital Program Advisory Board
- NYSDEC Region II Open Space Advisory Committee
- Susquehanna Heritage Area Commission
- American Planning Association Upstate Chapter, Southern Tier Section
- APA Upstate Awards Committee
- GHJB Management Team
- BITT Management Team
- Greater Binghamton Economic Development Project Team
- Broome County Council of Governments
- Broome County Flood Task Force
- Sheriffs Study Management Team
- Endicott-Johnson BOA Steering Committee
- Greater Binghamton Innovation Center Project Development Group

DEPARTMENT OF PLANNING
AND
ECONOMIC DEVELOPMENT
STAFF AS OF 12/31/07

Commissioner	-	Rita M. Petkash
Director of Economic Development	-	Darcy Fauci
GIS Administrator	-	Douglas English
Chief Planner	-	Frank Evangelisti
Senior Planner	-	Lora Zier
Senior Environmental Planner	-	Stacy Merola
Economic Development Planner	-	Gail Domin
Planner	-	Nathaniel Wright
Environmental Analyst	-	Beth Egitto
Secretary	-	Ann Marie Suer

BMTS

Director	-	Steven Gayle
Traffic Engineer	-	Cynthia Paddick
Transportation Analyst	-	John Sterbentz
Senior Transportation Planner	-	Scott Reigle
Senior Transportation Planner	-	Jennifer Yonkoski
Account Clerk Typist	-	Cecelia Laurendeau

Projects Submitted for 239 Review in 2007

Municipality	Action	Applicant Name	Parcel Address	Comments
City of Binghamton				
	Area Variance	Lou Sepe	26 Conklin Ave	Parking lot for Sepco Real Estate
		David Bogart	94 Fairview Avenue	operate a business reselling products to hospitality industry
	Site Plan Review	Binghamton Giant	282-284 Main Street	Construct HSBC Bank with drive-thru teller/ATM
	Area Variance Use Variance	Bates Troy	24 Mendelsohn St.	3510 sf. addition to commercial laundromat and less than req'd side yard setback.
	Area Variance	Tom Lam	9 Floral Avenue	Lot coverage and parking space in front of property.
	Site Plan Review	Alan Goffa	16 Floral Avenue	Operate a major home occupation in an R-3 district
	Area Variance	Pete Perkins (Colo	1148 Vestal Avenue	Construct a new Walgreens Drug Store
	Use Variance	Discovery Center	60 Morgan Road	Operate a day care program in the Discovery Center
	Site Plan Review Special Use Permit	Our Lady of Lourde	26 South Washington	To install a mobile hyperbaric oxygen unit adjacent to existing building at 26 South Washington St.

Municipality	Action	Applicant Name	Parcel Address	Comments
	Site Plan Review	Helen Blakselee	297 Front Street	Operate auto repair shop/wholesale of cars
	Special Use Permit	Dr. Dale Skrabalak	496 Riverside Drive	Home occupation - veterinary clinic
	Area Variance	Scott Baker	74 Conklin Avenue	Install a 3'x18' wall sign for restaurant
	Area Variance	Elliot Wagner	85 Margaret St.	Construct garage
	Area Variance	Hristoforos Kapato	117 Court St.	Install awning sign for the New Argo Restaurant
	Area Variance	First Ward Action C	235 Front Street	minimum lot area proposed 1149.5 sf instead of 2500 sf required
	Site Plan Review Area Variance	Jeff Zembek	450 Court St.	Multi-use car care facility Bubbles
	Area Variance Use Variance	Gloria Crowder	153 Susquehanna	Operate a banquet/catering facility on deck in rear of property.
	Area Variance	FOTP, Inc.	35 Mary St.	Conversion of 1 unit to a 2 unit dwelling
	Site Plan Review	BC IDA	30 Charles St.	Construction of new 6 lot business park aka Charles Street Business Park
	Site Plan Review Special Use Permit	Lourdes Hospital	185 Riverside Drive	expand existing parking lot

Municipality	Action	Applicant Name	Parcel Address	Comments
	Site Plan Review	T. J. Madison Cons	30 Charles Street	Construction of new 37,846 sf bldg to contain manufacturing and administrative space. Emerson Network Office & Manufacturing Building
	Not Subject to Review	Colonial Plaza Ass	47 Pennsylvania Av	convert lots into parking area APPLICATION WITHDRAWN, NOT SUBJECT TO REVIEW
Town of Barker				
	Not Subject to Review	Steve Ostrander	60 Puffer Road	Dog Boarding Kennel with hours by appointment
	Use Variance	Van & Donna Sugg	43 Davis Road	Change to commercial for future buyers proposed plan for development
Town of Binghamton				
	Area Variance	Joel and Mindy Wil	120 Powers Road	Construct elder cottage on existing lot which lacks frontage and is not zoned for such use
Town of Chenango				
	Site Plan Review	Amy Taylor	1355 Upper Front St	commercial re-occupancy to relocate coffee business to a larger site. Cup-A-Joe
	Site Plan Review	Christopher Chorda	7 Wayman Road	Use site for storage and staging area for abandoned vehicles. PROJECT TABLED
	Site Plan Review	Stephen Randall	70 Chenango Bridg	Commercial re-occupancy to open up a take out restaurant 3 C;s BBQ

Municipality	Action	Applicant Name	Parcel Address	Comments
	Subdivision Review	Francis Edmondso	157 Poplar Hill Roa	Develop parcel into 8 lots w/ min. 12,000 sf each. Walnut Grove Subdivision
	Site Plan Review	Subash Chander	1067 Upper Front St	commercial re-occupancy to operate as a food and gas station convenience store. Jai Ravi, Inc.
	Area Variance	Brian Chilson	116 Kattelville Road	Demolish existing garage to erect a new 24x36 one in front of principal use which exceeds max heigh allowed
	Site Plan Review	Charles Bryant	1355 Upper Front St	commercial re-occupancy for computer repair business d/b/a Charlie's Computer Svces.
	Site Plan Review	Town of Chenango	47 Thomas Street	Construction of salt storage shed for shared use between BC DPW and (T) Chenango Highway Dept.
	Special Use Permit	Michael & Lisa Smi	1981 State Route 1	Home occupation counseling/herbalist service called Complete Healing
	Zoning Text Change	Town of Chenango		Adopt Erosion and Sediment Control Law from the State and revise related sections of the Town Code
	Site Plan Review	Michael Brewer	1058 Upper Front St	Used car sales Michael's Auto Sales
	Site Plan Review	Crystal & Thomas	42 Chenango Bridg	update the Pit Box Battle of the Bands for event scheduled 7/21/07

Municipality	Action	Applicant Name	Parcel Address	Comments
	Site Plan Review	Joseph & Peggy G	1467 NYS Route 12	Commercial re-occupancy to operate a real estate office.
	Site Plan Review	Jamie Hess	1155 Upper Front St	Commercial re-occupancy to operate a computer repair store. Computer Emergency Room
	Area Variance	John Clark	10 Willow Lane	Double variance to erect a garage in front of principal use & w/ < req'd side yd setback.
	Site Plan Review	Mitchell & Marten O	700 US Route 11	commercial re-occupancy to operate a catering and dining facility in the former Dry Brook Inn.
	Site Plan Review	Jennifer Hazelton	1355 Upper Front St	Operate hair salon known as Hair at the Cottage in portion of Cup A Jo location
	Site Plan Review	Keboma Inc / Mark	1250 Upper Front St	Commercial re-occupancy for the Bulls Head Restaurant
	Special Use Permit	June Spring	1734 NY Route 12,	Harbor more than four cats in mobile home park. Six cats total
	Site Plan Review	Lothar Schlesiger	846 Front Street	Demolish existing bldg and place temporary 12x24 office bldg for auto sales business. Lothar's Autohaus, Inc.
	Site Plan Review	Gregory Walker	-1105 Upper Front	Commercial re-occupancy for bathroom showroom & utilize top level for storage

Municipality	Action	Applicant Name	Parcel Address	Comments
	Site Plan Review	John Manculich	1303 Front St.	Site Plan update on drainage for Manny's Auto Center
	Area Variance	William Murray	7 shores Acres Dr.	construct a garage w/ less than req'd sideyard and rear setback
	Site Plan Review	Chris Van Housen	73 Castle Creek Ro	Operate auto sales business.
	Area Variance	Doris Munson	2428 NYS Route 12	Build a garage w/ less than req'd front yd set back from 50' to 22'
	Area Variance	Duane Kendrick	561 Brooks Road	Construct an addition w/ less than req'd front yard setback from 50' to 33'
	Site Plan Review	Jason Guo	1435 Upper Front St	commercial re-occupancy to operate a spa
	Site Plan Review Drainage	John Perry Manculi	1303 Front St.	Drainage update to include creek profile plan for Manny's Auto Center
	Site Plan Review	Michael Lumsden/	233 East Hill Road	Add 30x100 ft rental storage facility to existing site. The Sled Shop
	Site Plan Review	Frederick Dowling	1351 Upper Front St	Sell framed art work out of two 10'x10' tents from the Up Front Auto Clinic occasionally on weekends during summer and fall months. The Art Depot

Municipality	Action	Applicant Name	Parcel Address	Comments
	Use Variance	Mitch & Frances G	326 Castle Creek R	Existing garage for mobile forklift repair service. Southern Tier Lift
	Site Plan Review	Hotel Partners / Ch	1000 Upper Front St	Remove existing lighting and replace with new roof perimeter lighting system at the Comfort Inn
	Not Subject to Review	Robert Tasse	59 Skyview Lane	Place an above ground pool in front of principal use parcel on a corner lot
	Area Variance	Michael Reynolds	Pine Wood Drive	Construct a single family home w/ less than req'd road frontage from 75' to 50'
	Area Variance	Michael McGowan	16 Wightman Drive	Construct a porch w/ less than req'd front yard setback from 30' to 25' in residential area
	Not Subject to Review	Kevin and Dawn W	307 Port Road	Operate a plant business with a road side stand from an agricultural area.
	Site Plan Review	APD Engineering	1149 upper Front St	Construct 15,111 sf bldg for discount grocery Aldi's
	Rezoning	Town of Chenango		Amending the existing Local law #3 2006, entitled furnaces outdoor
	Site Plan Review	Eric Dingler	26 Chenango Bridg	Operate auto repair shop All Points Auto

Municipality	Action	Applicant Name	Parcel Address	Comments
	Site Plan Review	Aaron Sterling/W &	1015 Upper Front St	Buy and sell items over the internet. Aaron's Trading Post
	Site Plan Review	John & Suzanne O'	1136 Upper Front St	Commercial re-occupancy to operate hair salon SoHo Hair Salon
	Site Plan Review	Christopher Chorda	1451 Upper Front St	Use property as a body shop and auto restoration area. John's Body Shop
	Not Subject to Review	Linda Vick	323 Port Road	build single family w/ less than req'd road frontage and acreage NOT SUBJECT TO REVIEW
	Site Plan Review	Theodore Fendick	518 W. Chenango	Add 20'x20' accessory building for storage of tractor & equipment at Hidden Hollow Camp Ground
	Site Plan Review	Feinbert Developm	1279 Upper Front St	Construct 3 retail bldg & a fast food restaurant
	Area Variance	Michael Scarinzi	10 Mountain View D	Construct a front porch w/ less than req'd front yard setback from 30'to19'5"
	Site Plan Review	Nathan Caplan	1272 Upper Front St	Relocate commercial flooring / home furnishings business to new site Nasco Industries.
	Area Variance	James Miner	447 Oak Hill Road,	Place shed in front of principal use

Municipality	Action	Applicant Name	Parcel Address	Comments
	Zoning Text Change	Town of Chenango	town wide	Establish noise performance standards for the town's noise disturbance control standards
	Special Use Permit	Brian Gulfand	8 John Smith Road	Collocate on an existing tower for Blue Wireless
Town of Conklin	Site Plan Review	John Piccirilli	1019 Conklin Road	Allow a bagel,pastry coffee shop PROJECT ON HOLD
	Site Plan Review	Lawrence Soucie	850 Conklin Road	Construct new wood frame bldg 30x40 w/ paved parking & driveway PROJECT ON HOLD
	Site Plan Review Planned Development	Chris Van Housen/	776 Conklin Ave.	Used car sales lot and office ECM Motors PROJECT ON HOLD
	Site Plan Review Planned Development	Chris Van housen/	776 Conklin Ave.	Establish a used car sales lot and office ECM Motors
	Area Variance	Boland Excavating	1403 Milburn Drive	Construct 3600 sf pole barn. setback req'd from road to RR
	Site Plan Review	Scannel Propoerti	299 Broome Corpor	Construct a new 61,795 sq ft bldg for Fed Ex Ground Package Distribution
	Area Variance	Margeuriete Downi	1241 Conklin Road	Construct a 4x12 deck including stairs & move garage back 25ft w/o req'd setbacks

Municipality	Action	Applicant Name	Parcel Address	Comments
	Special Use Permit	Cat Lyon / William	776 Conklin Road	Hair & Beauty Salon
	Planned Development Special Use Permit	Conklin Cemetary	1222 Conklin Road	Expand the existing cemetary with additional property
	Use Variance Zoning Text Change	Fredrick D. Hazlett	1213 Conklin Road	Replace house destroyed in flood with new modular home
	Site Plan Review Planned Development	Cat Lyon	776 Conklin Road	Full service hair and body salon
	Site Plan Review Planned Development	Laura Lee Intscher	1175 Conklin Road	Addition to existing church for Conklin First Presbyterian Church
	Zoning Text Change	Town of Conklin	townwide	Amend zoning code to require Stormwater Pollution Prevention Plan to be included in both subdivision and site plan review.
	Site Plan Review	Raymond & Doree	589 Conklin Road	Ice Cream Stand
	Site Plan Review	Malinda Blewett	591 Conklin Road	New Book and clothing retail store Mix & Match Shop
	Zoning Text Change	Town of Conklin	townwide in resident	Amend Chapter 140-11 to sllow double-section or multiple section manufactured homes
	Subdivision Review	Chris Ostrowsky	Conklin Forks Road	Subdivision of 44 lots on 100 acre parcel. Fall Brook Subdivision

Municipality	Action	Applicant Name	Parcel Address	Comments
	Site Plan Review Area Variance	Lawrence Soucie	852 Conklin Avenue	Erect building for commercial use and also a billboard.
	Site Plan Review Special Use Permit	Raymond & Doree	589 Conklin Road	Repair shop facility for industrial pallets
Town of Dickinson	Area Variance	Virginia Perry	17 Jameson Road	Construct carport and front landing enlargement.
	Subdivision Review	Meadow Wood Vill	Glenwood Road	Change location of Meadow Lane coming off of Glenwood Road. No lots in subdivision will be affected.
Town of Fenton	Area Variance	Maureen and Tom	1214 Cornell Avenue	Build a front porch on existing house
	Site Plan Review	Megatest Develop	57 Franklin Avenue	Multiple storage units in 4200 sf facility.
	Area Variance	Kathy & James Fer	6347 NY Rte 79	Set up a new mobile home on project location
	Rezoning Zoning Text Change	Town of Fenton	West Service Road	Extend existing neighborhood - Commercial district and add one and two family residences as permitted use
	Area Variance	David Lindsey	147 Ballyhack Road	Construct new home w/ less than req'd front yard setback

Municipality	Action	Applicant Name	Parcel Address	Comments
	Use Variance Special Use Permit	Roger Warren	12 Lock Street	Construct a 24 x 36 Garage
	Adopt Fenton Compre	Town of Fenton		Adopt Fenton Comprehensive Plan
Town of Kirkwood				
	Area Variance	Michael Mastro	23 Gar-Glen Drive	lacks minimum req'd frontage b/c the town road does not reach the property.
	Site Plan Review	Jerry Wilson	1813 NY Route 11	Building addition 24,000 sf to store materials for Belden Manufacturing
	Special Use Permit	John Hatt	1569 NY Rt. 11	Renew permit to operate an auto repair, body shop and vehicle sales business.
	Special Use Permit	Michael Mastro	23 Gar-Glen Drive B	Construct house on property that does not have frontage onto a public highway
	Zoning Text Change	Town of Kirkwood		Amend ordinance to delete requirement for special permit to be 2 yrs and must be renewed.
	Area Variance	Daniel & Barbara T	981 Old State Road	Storage building height variance
	Use Variance	John Helstein	98 Francis St.	Replace storage area and enclosed deck w/ larger structure to include two bedrooms/hall adding 180 sf
	Site Plan Review	John Acquisto	608 Upper Court Str	Acquisto Discount Foods

Municipality	Action	Applicant Name	Parcel Address	Comments
	Special Use Permit	American Tower C	311 Industrial Park	Renew cell tower special use permit.
	Use Variance	Edward and Ardith	2442 NY Route 11	Replace flood damaged home with single wide manufactured home. APPLICATION WITHDRAWN
	Use Variance	Justin Crocker	1223 NY Route 11	Open a sheet metal fab shop, followed by a hardware store. Windsor Metal Works
	Zoning Text Change	Alexander Urda	326 Colesville	Allow permitted use for agricultural production of sil amendments for sale.
	Area Variance	Frank Acquisto	608 Upper Court St.	Parking variance for Acquisto Discount Foods
	Use Variance	Brett Barrett	48 Crescent Drive	New building to be used for trailer repair and light welding fabrication for Barrett's Truck & Trailer Service
	Rezoning	Jack & Barbara Lar	56 Woodhill Ct.	Rezone from R-1 to R. for 9 adjoining properties.
	Special Use Permit	David B. Gardner,	1743 NYS Route 11	Renew Special Use Permit for machine shop in B-2 District
	Use Variance	Holly French	364 Fox Hollow Roa	12' Addition to existing garage

Municipality	Action	Applicant Name	Parcel Address	Comments
	Rezoning	Robert Silvestri	1690 NY Route 11	Change zoning from Business 2 to Industrial for SILCO Precision, LLC
	Site Plan Review	Joanne Blaisure	229 Main Street	In home beauty salon (one chair hair dressing shop)
	Rezoning	Walter Gardner	1733 NY Route 11	Change zoning from Business 2 to Industrial for Akraturn Manufacturing
	Site Plan Review	Nancy Baker		Construct a single family modular 58 x 32 with detached 28 x 28 garage
	Site Plan Review	douglas Gardner	596 Upper Court St.	interior renovation for new Jed's Roadhouse, Inc.
	Site Plan Review	Manley's Mighty Ma	719 Upper Court Str	Revised Site Plan for Convenience Store and Gas Station Expansion
	Site Plan Review	Total Site Solutions	265 Industrial Park	Data processing center for Diversified Technology Information
	Zoning Text Change	Town of Kirkwood	Town Wide	Amend Zoning ordinance to conform to requirements of proposed stormwater management control and discharge local laws.
	Site Plan Review	Al Fracolla	624 Upper Court Str	Use part of 2nd floor for two television rooms.

Municipality	Action	Applicant Name	Parcel Address	Comments
	Site Plan Review	Manley's Mighty Ma	719 Upper Court St.	Convenience store & gas station expansion. Three (3) truck parking spaces and retaining wall added
	Site Plan Review	Harold F. Crocker	1223 NY Route 11	Open a sheet metal shop and hardware store.
	Use Variance	Edward & Ardith La	2442 NY Rt. 11	Replace destroy home with single wide home and elevate it.
Town of Maine				
	Site Plan Review	Westcode, Inc.	2226 Airport Road	20,000 s.f. addition to existing building
	Site Plan Review	Jeffrey L'Amoreux	2962 State Route 2	Build a storage facility for 32 10'x10' storage units approx 3200 sf
Town of Sanford				
	Site Plan Review	Ladd & Jestina Da	811 Oquaga Lake R	Install concrete foundation under existing structure and piers under addition in LPO District
	Site Plan Review	Lawrence & Judith	407 Oquaga Lake R	Construct a 36x24 deck on front of house and a 10x12 wrap around side porch.
	Site Plan Review Special Use Permit	West Branch Enter	393 River Road	Construct & operate 12 cabins located approx 75' from Delaware River Dream Catchers Cabins
	Use Variance	Jay Vandermark	8 Tarbell Hill Road,	Place a 14x60 mh on property that already contains 2 principal buildings.

Municipality	Action	Applicant Name	Parcel Address	Comments
	Site Plan Review	David Crowley	755 Oquaga Lake R	Construct two-story addition to rear of cottage in LPO District
Town of Union	Site Plan Review	Allis Development		Construct 3,000 SF buildign for contractors storage yard
	Zoning Text Change	Town of Union		Adopt Erosion & Sediment Control Law, revise related sections of Town Code
	Site Plan Review Special Use Permit	AES Westover	720 Riverside Drive	Construct pollution control project
	Area Variance	Brian & Alana Ackl	629 Wilma Street	Construct addition and attached garage to residence.
	Area Variance	Sandra Decker	451 Twist Run Road	Construct an addition w/o req'd setback of 20 feet.
	Area Variance	Deborah Green law	215 Pierce Avenue	Add to existing front porch w/ less than req'd setback.
	Area Variance	Anthony Ingraham	2615 Ashton Court	Construct deck to rear of residence.
	Rezoning	Walsh Realty, LLC	3901 Watson Boule	Rezone northside of both parcels to CR and south side of each to LI from RU-M/O
	Site Plan Review Area Variance	First Baptist Churc	1327 Reynolds Roa	Construct new church

Municipality	Action	Applicant Name	Parcel Address	Comments
	Area Variance	Albert & Gloria Ne	1019 Oakdale Road	Construct a detached garage in front of principle use residence
	Area Variance	Kelly Barton	1411 Laurelton Driv	Allow a new residence to replace a legal non-conforming single family residence
	Area Variance	Peter & Randi Austi	48 Frederick St.	Erect fence on property line
	Site Plan Review Planned Development	Good Shepherd Vill	1700 Cummings Ro	Fee for Service Continuing Care Community 120 acres, 70 cottages, 80 apts. 64 Adult & Health Care units
	Planned Development	Homestead Village	4101 Watson Blvd.	Amend parcels to PUD Cross reference # 2006-18,65,90
	Area Variance	Raymond Agnew	1551 Union Center	Allow second business (auto repair shop) in back half of bldg.
	Rezoning	Dr. Steve Grossma	947 Harvard St.	Expand existing dental office w/ parking on adjacent parcel requires rezoning to RU-M/O
	Rezoning	Mr. Tim Connelly	3600 Country Club	rezone 4 properties to commercial retail for proposed drive-through pharmacy.
	Area Variance	Deborah Anderson	620 Church St.	to construct addition w/o proper distance from principal building.

Municipality	Action	Applicant Name	Parcel Address	Comments
	Rezoning	Walsh Realty, LLC	3901 Watson Boule	Rezone parcels from RU-M/O to CR.
	Site Plan Review Area Variance	Michael Malarkey	724 Taft Avenue	Construct 12 family apartment building
Town of Vestal	Site Plan Review	Ally Visram	4105 Vestal Parkwa	Demo existing Holiday Inn and build 2 new hotels Hilton Garden Inn
	Special Use Permit	Tuan Bui	491 West Hill Road	Operate a vehicle repair shop
	Site Plan Review	No Problem, LLC	1900 Vestal Parkwa	addition to building, remodel for Bagel Shop and retail sales
	Site Plan Review	Manley's Mighty Ma	1596 S. Main St.	Remodel existing gas station
	Area Variance	Kradjian Properties	3712 Vestal Parkwa	Allow 16 parking spaces for a restaurant instead of req'd 20 PROJECT WITHDRAWN
	Site Plan Review	Beck Group	2508 Vestal Parkwa	Construct new 6000 sf retail building
	Site Plan Review	Justin Marchuska	1900 Vestal Parkwa	new building for restaurant/retail
	Area Variance	TJ, LLC	3603 Vestal Parkwa	split existing lot into two lots w/ less than req'd frontage in a C-2

Municipality	Action	Applicant Name	Parcel Address	Comments
	Site Plan Review	Beck Group	2508 Vestal Parkwa	new 6000 sf retail building
	Site Plan Review	VanDervort Car W	1694 S. Main Street	Existing 2 bay hand car wash changing to 1 bay laser wash and 1 bay hand wash
	Area Variance	Beck Group, LLC	2508 Vestal Parkwa	Proposed 45 parking spaces instead of the 48 required.
	Area Variance	Michael Gennett/R	2509 State Rte 26 S	Requesting waiver of the flood elevation requirement for 2 residences
	Area Variance	Rudy & Becky Hes	609 Tracy Creek Ro	Divide property into 3 parcels each without the minimum amt of road frontage.
Town of Windsor				
	Area Variance	Raymond & Patrici	19 Pine Valley Road	build an addition to their home
Village of Deposit				
	Zoning Text Change	Village of Deposit	village-wide	Adoption of local law establishing six-month moratorium on subdivisions
	Site Plan Review	Dominic Lisi / Napi	Front Street	Build a Dollar General Store on empty site
Village of Endicott				
	Area Variance	Peter M. Maciak	106 Day Place	Reduce lot length to 80 ft. to combine with adjacent property reducing lot below zoning requirement.

Municipality	Action	Applicant Name	Parcel Address	Comments
	Use Variance	Barbara Kosky	108 Adams Avenue	Retail gift shop located on first floor of multi-family residence.
Village of Johnson City				
	Area Variance	Casco	416 Harry L Drive	Variance for building height and sq. ft. of sign for Christmas Tree Shops
	Site Plan Review	Stephen Holowinsk	68 Harry L. Drive	20 x 72 addition to existing veterinary office. JCVeterinary Hospital
	Area Variance	UHS	370 Main Street	Area variance for a directional sign for UHS
	Site Plan Review	Edward Suer	129 Brown Street	60'x60' metal building addition onto existing 60'x60' commercial metal building
	PROJECT WITHDRA	Edward Suer	Deyo Hill Road	Subdivide lot PROJECT WITHDRAWN
	Site Plan Review Subdivision Review	Stella Ireland Road	90 Lester Ave	Construct 140,000 sf of retail space Walmart
	Site Plan Review	TJ Madison Constr	123 Brown Street	10,186 sf addition for Meier Supply
	Site Plan Review Area Variance	NYSEG	1201 Reynolds Roa	Allow electric training facility adjacent to gas training system
	Project Denied	Neva D. Korell	106 Main Street	Allow a rooming house PROJECT DENIED

Municipality	Action	Applicant Name	Parcel Address	Comments
	Site Plan Review Special Use Permit	Ron Butora & Davi	753 Harry L Drive	Operate a food concession stand 12"x8' free standing unit. Ron Mon's Jamaican jerk Stand
	Zoning Text Change	Village of Johnson	village wide	Stormwater Management Laws
	Site Plan Review Subdivision Review	Stella Ireland Road	90 Lester Avenue	Construct 140,000 sf retail space.
	Area Variance	Edward Suer	129 Brown Street	Variance for 60x60 building addition
	Site Plan Review	JC Town Center As	420 Harry L Drive	Proposed construction for retail development
	Area Variance	Mark Dellapenna	35 Burns St.	Area variance for lot frontage
	Planned Development	Ventura Developm	331 Main Street	Final development plan for NBT Bank
Village of Port Dickinson	Area Variance Interpretation of Zonin	Peter & Shelley Dio	697 Chenango Stre	Interpretation of Zoning Ordinance or area variance to allow shed for swimming pool pump/heater
	Zoning Text Change	Village of Port Dicki	village wide	Amends Chapter 65, Sections 65-20, 65-49, 65-50 to conform to reqmt's of proposed stormwater management & discharge control local laws

Municipality	Action	Applicant Name	Parcel Address	Comments
	Area Variance	Sandra Brown and	773 State Street	Allow shed w/ side wyard setback of 1' from south side fence and rear setback of 3' from west side.
Village of Whitney Point				
	Area Variance Special Use Permit	whitney Point Unite	7313 Collins Street	Installation of 4'x8' backlit sign for church
	Site Plan Review	BC Agriculture Soci	2923 NYS Route 11	Replace existing bldg with new 50 x 120 structure for 4-H
	Site Plan Review	Concetta Diolosa	2862 US Highway 1	Operate a foodservice truck. Long Island Good Eats, Inc.
	Area Variance	Douglas Pogorzels	2725 E. Main Street	Expansion of existing struction and addition onto building.