

239 REVIEW SUBMISSION FORM

Submitted to: Broome County Department of Planning and Economic Development
Edwin L. Crawford Building
Government Plaza - P.O. Box 1766
Binghamton, NY 13902

Project Name: 24 Mendelssohn Street Date Submitted: 2/20/07

Pursuant to §239-f, -l, -m and -n of General Municipal Law enclosed for your review and recommendation is the application for (check all applicable):

- Site Plan Review, Area Variance, Use Variance, Subdivision Review, Planned Development, Rezoning, Zoning Text Change, Comprehensive Plan Adoption, Special Use Permit, Other

The application qualifies for review because the project tax map parcel is located within 500 feet of the following (check all applicable):

- Municipal Boundary, State/County Road, Farm located in an Agricultural District, State/County Park, State/County Drainageway, State/County-owned land

Project Sponsor/Applicant: Brian Kredjian of Bates Tray Inc.

Project Sponsor/Applicant Mailing Address: 151 Laver Ave, Binghamton, NY 13905

Project Location: 24 Mendelssohn Street

Tax Map Number(s): 04-016-0084

Municipality: City of Binghamton Zoning District: R-3

Brief Project Description: 3,570 sq ft addition to commercial building

The following public hearings and/or meetings are scheduled by the following board(s) (check all applicable):

Table with 2 columns: Public Hearing Date/Time, Meeting Date/Time. Includes checkboxes for City/Town/Village Board, Zoning Board of Appeals, Planning Board, and Other.

\* Pursuant to General Municipal Law §239-nn, the legislative body or reviewing board of a municipality shall give notice of a public hearing for a proposed Special Use Permit, Use Variance, Site Plan Review or Subdivision Review to the Clerk of an adjacent municipality at least 10 days prior to the public hearing when the subject property is located within 500 feet of the adjacent municipality:

Notice has been given to the Clerk of the [N/A] on [ ] Adjacent Municipality(s) Date

Application Submitted by: [Signature] Signature

For office use only: Date received: [ ]

Broome County Department of Planning and Economic Development will have 30 days from the date received to provide comments. REVISED: 8/2006

# Broome County Department of Planning & Economic Development

Barbara J. Fiala, Broome County Executive . Rita M. Petkash, Commissioner



Broome County Office Building . 44 Hawley Street . P.O. Box 1766 . Binghamton, New York 13902  
(607) 778-2114 . Fax (607) 778-6051 . www.gobroomecounty.com

February 27, 2007

Ms. JoAnn Mastronardi, Chair  
City of Binghamton Zoning Board of Appeals  
38 Hawley Street  
Binghamton, New York 13901

RE: Review Pursuant to Section 239-l and -m of the General Municipal Law

Dear Ms. Mastronardi:

The Broome County Department of Planning and Economic Development has received your request for review of the below captioned matter:

**Applicant:** Brian Kradjian of Bates Troy, Inc.  
**Project:** Area Variance and Use Variance: Construct 3,510 SF Laundromat addition on property located at 24 Mendelsohn Street with less than the required side-yard setback and use not permitted in R-3 District (Residential Multi-family Dwelling)  
**Municipality:** City of Binghamton  
**Tax Map No:** 04-0016-084  
**BC Case:** 239-2007-025

The Planning Department has reviewed the above-cited case. The City Zoning Board of Appeals should ensure that the addition does not impede emergency vehicle access. This Department believes the 10-foot-side-yard setback should be maintained to allow emergency vehicle access and to provide a safe distance from adjacent residential properties. In addition, the New York State Department of Conservation must be notified in the event hazardous spill material is encountered during excavation. The project must comply with the Building Code of New York State and with the Fire Code of New York State.

The case file was routed to the following agencies for review:

- Binghamton Metropolitan Transportation Study (BMTS)
- Broome County Environmental Management Council (EMC)
- Broome County Health Department (BCHD)

Enclosed are comments from the BMTS and the BCHD. Comments from the BCHD need to be addressed. Comments from the EMC are forthcoming.

I would appreciate it if you would submit a copy of your decision in this case within seven (7) days of taking action so it can be included in the case record.

Thank you for your cooperation.

Sincerely,

Rita M. Petkash  
Commissioner

RMP/lmz

cc: Ms. Nicole Conklin, Planner, City of Binghamton  
BC file copy

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Broome County Health Department  
**Environmental Health Services**

Barbara J. Fiala, Broome County Executive . Claudia A. Edwards, MS, Director



225 Front Street . Binghamton, New York 13905  
(607) 778-2887 . Fax (607) 778-3912 . Website: www.gobroomecounty.com

## MEMORANDUM

**To:** Rita Petkash, Commissioner  
**From:** A. Mastrangelo, P.E., Senior Public Health Engineer *Am*  
**Date:** February 22, 2007  
**Subject:** Part 239 Review, 239-2007-025, Construct Laundromat Addition

The Broome County Health Department (BCHD) has reviewed the above-referenced project for potential environmental issues. The adjacent Bates Troy plant uses and stores dry cleaning chemicals. Excavation contractors should be aware of the possibility of historic accidental spills so that proper notifications can be made if a problem is encountered.

cc: Robert Denz, P.E.



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**From:** Paddick, Cynthia M.  
**Sent:** Friday, February 23, 2007 10:35 AM  
**To:** Zier, Lora M.  
**Subject:** 239 Reviews

Hi Lora,

We have no comments on 239-024-2007 or 239-025-2007.

Thanks,  
Cyndi Paddick  
BMTS

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