

Special Public Hearing Meeting Minutes
Town of Binghamton Zoning Board of Appeals
Town of Binghamton Town Hall, 279 Park Ave., Binghamton, NY 13903
December 11, 2025 6:30 PM

Members Present:

John Foley
Kevin Olds
Meggan Olds, Chairperson/Secretary/Processor
Robert Strick
Pat Wagner
Gina Middleton, Attorney

Others present:

Three residents

Call to Order

- The meeting was called to order at 6:30 PM by Meggan Olds.

Approval of 7/22/25 ZBA meeting minutes

- A motion was made by John Foley to approve the minutes from the 7/22/25 Zoning Board of Appeals regular meeting. Seconded by Robert Strick. The motion passed unanimously.

Public Hearing: 2410 Maria Blvd., Binghamton, NY 13903 - Jeffrey Stanley

- Meggan Olds declared the hearing open at 6:31 PM
 - **Description of Public Hearing RE: 2410 Maria Blvd, Binghamton, NY 13903:** Attorney Gina Middleton provided a synopsis of the case: Mr. Stanley is requesting a variance of the setback requirement from the property line shared with 2406 Maria Blvd. for the construction of an accessory structure shed.
 - Meggan Olds asked if there were any residents or others who wished to speak, and no one came forward.
- Meggan Olds made a motion to close the hearing, seconded by Kevin Olds. The motion passed unanimously, with the hearing declared closed at 6:32 PM.

Motion: The Town of Binghamton Zoning Board of Appeals declares the area variance application for 2410 Maria Blvd., Binghamton, NY 13903 by Jeffrey Stanley, dated September 30, 2025, as a Type II action for purposes of the SEQR review requiring no further SEQR action. Motion by Pat Wagner, seconded by John Foley. The motion passed unanimously.

Area Variance Requirement Review and Discussion:

Attorney Middleton explained that there are 5 factors which must be considered when reviewing a request for an area variance, but not all 5 need to be found to grant the variance.

1. *Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.*
 - a. Discussion and/or questions by the Board: The Board feels there is no change in character.
 - b. Response from Applicant: This is the construction of a new shed. The appearance is not a detriment or out of character with the current setting.
 - c. Opinion of the Board: This is not a change in character to the neighborhood or detriment to nearby properties because the accessory structure is similar to others in the area and the setback does not substantially alter the property or surrounding area.
2. *Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance.*
 - a. Statement from Applicant: The property does not allow for the placement of a shed that fits his needs in any other location on the property due to a sloped back yard.
 - b. Discussion and/or questions by the Board/Lawyer: Can you make the shed smaller to be able to build without a variance? Mr. Stanley responded that this is the size available to purchase, and going smaller won't meet his needs.
 - c. Opinion of the Board: There is not an alternative that would meet the needs of the applicant due to the physical layout of the property and steep landscape.
3. *Whether the requested area variance is substantial.*
 - a. Comment from Attorney Middleton that this is a change from a 5' setback (current code) to a 2' 6" setback, creating essentially a 50% variance.
 - b. Statement from Applicant: No neighbors attended with concerns.
 - c. Question from Board: Is the chainlink fence on the neighbor's land or Mr. Stanley's? Mr. Stanley stated that it is on the neighbor's property.
 - d. Opinion of the Board: This is not substantial.
4. *Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.*
 - a. Comment from Applicant: A French drain is already in place to control water runoff.
 - b. Question from the Board: How far is the drain outlet from the curb? Mr. Stanley has already met with Code Officer Pappas to assure it met requirements and would manage water.
 - c. Opinion of the Board: This does not create an adverse effect or impact as there is already an existing french drain to address runoff and there are no other notable physical or environmental concerns.
5. *Whether the alleged difficulty was self- created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.*
 - a. Comment from Applicant: The house was purchased with the current conditions. He grew up in the home and has purchased it now.

- b. The Board had no further questions.
- c. Opinion of Board: This is not self-created.

Motion:

A motion was made that the area variance for 2410 Maria Blvd., Binghamton, NY 13903 be granted to Jeffrey Stanley regarding approval of a change in the setback from 5" to 2'6" from the property line adjacent to 2406 Maria Blvd, Binghamton, NY 13903.

The motion was made by John Foley, and seconded by Kevin Olds.

Roll call vote:

- John Foley - yes
- Kevin Olds - yes
- Meggan Olds - yes
- Bob Strick - yes
- Pat Wagner - yes

Attorney Middleton did clarify that this application was submitted to Broome County for 239 review. Broome County expressly stated that they found no concerns.

Public Hearing: [Public Hearing: 1519 Hawleyton Rd. - James Wallen](#), Binghamton, NY 13903

- The full 239 comments were not back for review from Broome County in time for this hearing.
- Attorney Middleton and Board members asked some clarifying questions so that the applicant could bring information to the next year.

Motion: A motion was made by Bob Strick to table this hearing until the regularly scheduled January 27, 2026 Zoning Board of Appeals meeting, and was seconded by Pat Wagner. The motion passed unanimously.

Reminders: Chairperson Meggan Olds reminded members to be sure they had met their yearly training requirements, and reviewed that she has sent out upcoming webinar dates. All archived webinar links were also provided to members in a worksheet.

Meeting Dates for 2026: The following dates will be joint training meetings with the Planning Board. All are currently scheduled to take place at 6:30 PM at the Town of Binghamton Town Hall.

- January 27, 2026

- April 28, 2026
- July 28, 2026
- October 27, 2026

Adjournment:

Motion to adjourn was made by John Foley and seconded by Kevin Olds. All approved. The meeting was adjourned at 7:09 PM.

Respectfully submitted,
Meggan Olds, ZBA Chairperson/Secretary/Processor