

Zoning Hearing Board

650 Northampton Street

Appeal 2012-4156

Application 12-050097

The Easton Zoning Hearing Board met on July 23, 2012, to hear the appeal of Sharbel Koorie, 38 S. 9<sup>th</sup> Street, for a special exception for an eating and drinking/food establishment use and to re-use an existing non-conforming sign; parking lot variances to include requirements for canopy trees, lighting, and buffering; sign variance to erect two new signs at 650 Northampton Street, a WW-SC-C zoning district.

Present: Mr. Edinger, Mr. Civitella, Mrs. Panto, Mrs. Starke

Absent: Mr. Brett

The secretary read the call of the meeting and announced same had been advertised in the local press and notice sent for posting on the property. Nineteen area owners were notified by mail of the hearing date. Witnesses were sworn in. The secretary then read the resolution of the Planning Commission in which they recommend deferment until a site plan is submitted by the applicant. The attorney then noted the receipt of a request for continuance/waiver from the applicant dated July 18, 2012.

As there was no other business to come before the Board, the meeting was adjourned.

A motion was made by Mr. Civitella, seconded by Mrs. Panto, to grant the request for a continuance to the August 20, 2012 meeting.

Ayes: Mr. Edinger, Mr. Civitella, Mrs. Panto, Mrs. Starke

Nays: None

The motion was approved.

Linda Thomas  
Secretary

## Zoning Hearing Board

121 S. 8<sup>th</sup> Street

Appeal 2012-4155

Application 1110047

The Easton Zoning Hearing Board met on July 23, 2012, to hear the appeal of Jeff Bey, 1826 Nostrang Avenue, Brooklyn, NY 11226, for a special exception to change one non-conforming use to another and an off-street parking variance at 121 S. 8<sup>th</sup> Street, a WW-C zoning district.

Present: Mr. Edinger, Mr. Civitella, Mrs. Panto, Mrs. Starke  
Absent: Mr. Brett

The secretary read the call of the meeting and announced same had been advertised in the local press and notice sent for posting on the property. Nineteen area owners were notified by mail of the hearing date. Witnesses were sworn in. The secretary then read the resolution of the Planning Commission in which they recommend the Zoning Hearing Board deny the request as the proposal is not consistent with the Comprehensive Plan.

Jeffrey Bey, 1826 Nostrang Ave., Brooklyn, NY 11226, proposes to open a tire shop in this building. They are not proposing service to vehicles, just repair to tires. The building cannot be secured for any other use as there are large exhaust fans in the rear of the building and it would be too costly to remove them and renovate. There will only be one or two employees. Hours of operation will be 8:00 am to 6:00 pm, Monday through Friday. Only quiet impact wrenches will be used. They currently use the building to do maintenance on race cars.

Brain Gish, Chief Planner, stated the planning department is concerned the use will create a greater impact to the community. He noted there are no off-street parking places for a business that is auto-oriented. He feels the use will cause much more congestion in an already crowded neighborhood.

Carolyn McRae, 820 Ferry Street, is concerned with the hours and impact of noise and traffic in the neighborhood. She also is concerned regarding the disposal of tires, oil, etc.

Gregory Pioppi, 736 Ferry Street, stated his concern regarding the increase in traffic, parking, and noise.

Ted Toth, 737 Ferry Street, noted he has the same concerns regarding parking, traffic, noise and the fact that it is a non-conforming use. He feels this is not a good service for this site.

Sarah Finney, Absolute Capital Properties, 819 Spruce Street, noted the same concerns as well as trash accumulation.

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Mr. Bey stated he is a property owner in Brooklyn and doesn't see a difference in impact from the previous business in the building or the use to repair the race cars. He has looked at 60 buildings to establish the proposed use. The disposal of tires would fall upon the customer.

As there was no other business to come before the Board, the meeting was adjourned.

A motion was made by Mr. Civitella, seconded by Mrs. Starke, to deny the request.

Ayes: Mr. Edinger, Mr. Civitella, Mrs. Panto, Mrs. Starke  
Nays: None

The motion was approved.

Linda Thomas  
Secretary

Zoning Hearing Board

1313 Liberty Street

Appeal 2012-4154

Application 12050021

The Easton Zoning Hearing Board met on July 23, 2012, to hear the appeal of Dario Sanchez and Julieta Frey, 1313 Liberty Street, First Floor Apt., for a special exception to establish a small family day care at 1313 Liberty Street, first floor apartment, a WW-C zoning district.

Present: Mr. Edinger, Mr. Civitella, Mrs. Panto, Mrs. Starke

Absent: Mr. Brett

As the applicants did not appear, a motion was made by Mr. Edinger, seconded by Mrs. Panto, to grant a continuance to the August 20, 2012 meeting with the condition the applicant(s) submit a signed waiver of continuance to the zoning office by Friday, July 27, 2012.

Ayes: Mr. Edinger, Mr. Civitella, Mrs. Panto, Mrs. Starke

Nays: None

The motion was approved.

Linda Thomas  
Secretary