



Department of Planning, Housing, & Community Development

Mayor, Richard C. David
Director, Dr. Juliet Berling

| SUMMARY OF MINUTES CITY OF BINGHAMTON PLANNING COMMISSION | |
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| MEETING DATE: November 13, 2018 | LOCATION: City Council Chambers, City Hall |
| CALLED TO ORDER: 5:15PM | RECORDER OF MINUTES: Tim Konetchy |

| ROLL CALL | | |
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| COMMISSIONERS PRESENT: | PRESENT: | ABSENT: |
| Nicholas Corcoran (chair) | X | |
| Joseph De Angelo (vice-chair) | X | |
| Maura Cahill | | X |
| Jack Chanecka | X | |
| Mario DiFulvio | | X |
| Paul O'Brien | | X |
| Arthur Ospelt | X | |
| STAFF MEMBERS PRESENT: | TITLE & DEPARTMENT: | |
| Tito Martinez | Assistant Director of PHCD | |
| Tim Konetchy | Planner, PHCD | |
| Brian Seachrist | First Assistant Corporation Counsel | |

| APPROVAL OF MINUTES | | |
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| MOTION to approve the October 15, 2018 meeting minutes as written | | |
| FIRST: Ospelt | SECOND: Chanecka | VOTE: Carried unanimously (4-0-0) |

| SEQR DETERMINATIONS | | |
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| ADDRESS: 400 & 407 Court St | CASE NUMBER: PC-2018-21 | |
| DESCRIPTION FROM AGENDA: Series A Site Plan Review and special use permit for the legal establishment of New Automobile Sales at two parcels in the C-1 Service Commercial District. | | |
| APPLICANT: Jack Sherman Toyota Inc, LLC | | |
| REPRESENTATIVE(S): Dick Lewis and Sarah Campbell (Attorneys with Hinman, Howard, and Kattell) | | |
| DISCUSSION POINTS: | | |
| <ul style="list-style-type: none"> ▪ The applicant's attorney noted that the lots are not accessed by the public (staff) and that they act as a "show room" for the business. ▪ The applicant's attorney stated that landscaping requirements are difficult to meet for the proposed use, as it causes issues with plowing and other maintenance. ▪ The Chairman stated he would not vote in favor of approval as submitted, and requested an effort to install landscaping along the public streets at both parcels. The applicant's attorney stated that they would amend the plan to reflect some increase in landscaping. | | |
| VOTING | | |
| MOTION that the Planning Commission intends to act as Lead Agency in SEQR review and that the action is Unlisted under SEQR | | |
| FIRST: Corcoran | SECOND: Chanecka | VOTE: Carried unanimously (4-0-0) |

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| MOTION to schedule a public hearing at the December regular meeting | | |
| FIRST: Corcoran | SECOND: Chanecka | VOTE: Carried unanimously (4-0-0) |
| PUBLIC HEARINGS & FINAL DELIBERATIONS | | |
| ADDRESS: 45-47 Oak St | CASE NUMBER: PC-2018-35 | |
| DESCRIPTION FROM AGENDA: Site Plan Review and special use permit for the conversion of a vacant funeral home to a single dwelling unit with 21 bedrooms in the C-5 Neighborhood Office District | | |
| APPLICANT: Josh Bishop REPRESENTATIVE(S): Josh Bishop | | |
| DISCUSSION POINTS: | | |
| <ul style="list-style-type: none"> ▪ The applicant stated that the plan was updated to reflect a 5 foot landscape buffer along the parking area. ▪ Following the public comment period, the Planning Commission discussed the potential for an analysis of wastewater lines in the area. | | |
| PUBLIC COMMENT: | | |
| <ul style="list-style-type: none"> ▪ No one speaking in favor of the application. ▪ Maryellen Eggleston speaking in opposition to the application citing potential issues with water supply and waste water disposal. ▪ Five letters (Tom Egan, Eve Snyder, Joshua, Dani Cronce, and Nate Weinberg) in favor ▪ One letter in opposition (James Marotta) | | |
| VOTING | | |
| MOTION to issue a negative declaration under SEQR | | |
| FIRST: Corcoran | SECOND: Chanecka | VOTE: Failed (3-1-0) |
| AYES: Nick Corcoran; Joe DeAngelo; Jack Chanecka | NAY: Art Ospelt | ABSTENTION: None |
| DELIBERATION: Art Ospelt voted against the negative declaration due to conflict with neighborhood character. | | |
| MOTION to table review of the project until the December regular meeting. | | |
| FIRST: Corcoran | SECOND: Chanecka | VOTE: Carried (4-0-0) |
| ADDRESS: 194 Clinton St | CASE NUMBER: PC-2018-41 | |
| DESCRIPTION FROM AGENDA: Site Plan Review for the construction of two accessory structures associated with an existing Place of Worship in the C-4 Neighborhood Commercial District. | | |
| APPLICANT: Buddhist Family Quan Am REPRESENTATIVE(S): Thao Nguyen | | |
| DISCUSSION POINTS: | | |
| <ul style="list-style-type: none"> ▪ The applicant has chosen not to pursue the pergola at the driveway and instead will install a fence with a gate and a projecting sign ▪ Staff stated that variances would have been required for the pergola, but that now the proposed sign may require a variance. Staff will discuss this with the applicant. | | |
| VOTING | | |
| MOTION that the action is Type II under SEQR, and, as such, that no further review is required. Furthermore, to waive the public hearing requirement based on the fact that the action is Type II. | | |
| FIRST: Corcoran | SECOND: Chanecka | VOTE: Carried (4-0-0) |
| MOTION that the requirements for Site Plan Review have been met and conditionally approved, subject to the following: | | |
| <ul style="list-style-type: none"> • pending any approvals required by the Zoning board • Updated site plan be submitted | | |
| FIRST: Corcoran | SECOND: Chanecka | VOTE: Carried unanimously (4-0-0) |

| OTHER BUSINESS | | |
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| DESCRIPTION: 12 month extension of 2017 approval of Series A Site Plan and special use permit for mixed-use building at 72 Court Street | | |
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| MOTION to extend approval for 12 months from the dating of the decision letter, to October 26, 2019. | | |
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| FIRST: Ospelt | SECOND: Chanecka | VOTE: Carried unanimously (4-0-0) |
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| ADJOURNMENT | | |
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| MOTION to adjourn | TIME: 6:05 | |
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| FIRST: De Angelo | SECOND: Ospelt | VOTE: Carried unanimously (4-0-0) |
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