



City of Binghamton Planning Department

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

| SUMMARY OF MINUTES CITY OF BINGHAMTON PLANNING COMMISSION | |
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| MEETING DATE: January 11, 2021 | LOCATION: City Council Chambers, City Hall |
| CALLED TO ORDER: 5:15PM | RECORDER OF MINUTES: Obed Varughese |

| ROLL CALL | | |
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| COMMISSIONERS PRESENT: | PRESENT: | ABSENT: |
| Nicholas Corcoran (chair) | X | |
| Joseph De Angelo (vice-chair) | X | |
| Christopher Dziedzic | X | |
| Mario DiFulvio | X | |
| Paul O'Brien | X | |
| STAFF MEMBERS PRESENT: | TITLE & DEPARTMENT: | |
| Dr. Juliet Berling | Director, Planning Department | |
| Tito Martinez | Assistant Director, Planning Department | |
| Sean McGee | Historic Planner, Planning Department | |
| Obed Varughese | Planner, Planning Department | |
| Greg Buell | Zoning Officer, Planning Department | |
| Brian Seachrist | First Assistant Corporation Counsel | |

| APPROVAL OF MINUTES | | |
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| MOTION to approve the December 14, 2020 meeting minutes as written | | |
| FIRST: Dziedzic | SECOND: De Angelo | VOTE: Carried (5-0-0) |

| SEQR DETERMINATIONS | |
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| ADDRESS: Norfolk Southern Railroad ROW | CASE NUMBER: PC-2020-46 |
| DESCRIPTION FROM AGENDA: Site Plan Review and special use permit to construct a 105' telecommunications monopole in the I-3 Heavy Industrial District | |
| APPLICANT: Cityswitch | |
| REPRESENTATIVE(S): Robert Willson, Austin Feltrinelli, Jared Lusk | |
| DISCUSSION POINTS: | |
| <ul style="list-style-type: none"> ▪ Facilities currently serving this area include Press Building, Windy Hill and BOCES sites ▪ Current capacity is not enough ▪ 159 North Griswold was explored for colocation but no response from owner ▪ Billboard sites were not interested in leases ▪ Flagpole type will not work as antennas will not fit in that configuration ▪ Monopole to be built to the latest structural standards | |
| 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: DiFulvio |
| VOTE: Carried (5-0-0) | |

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| MOTION to schedule a public hearing at the February regular meeting | | |
| FIRST: Corcoran | SECOND: Dziedic | VOTE: Carried (5-0-0) |

| PUBLIC HEARINGS & FINAL DELIBERATIONS | | |
|---|--------------------------------|------------------------------|
| ADDRESS: 27-31 Chenango St | CASE NUMBER: PC-2020-42 | |
| DESCRIPTION FROM AGENDA: Site Plan Review and special use permit to convert two existing commercial buildings into a mixed-use building with 4 commercial tenant spaces and 92 dwelling units with 204 total bedrooms in the C-2 Downtown Business District. | | |
| APPLICANT: CSSF, Inc. REPRESENTATIVE(S): John Current | | |
| DISCUSSION POINTS: <ul style="list-style-type: none"> ▪ Renovate two existing structures which will consist of 92 dwelling units and 204 bedrooms ▪ Exterior lighting will go to CAUD ▪ Trash Collection and bike rack added to revised site plan ▪ If alley is in owner's control it will be opened and lighting will be added | | |
| PUBLIC COMMENT: <ul style="list-style-type: none"> ▪ Patrick Powers spoke in favor of the application. ▪ Charles Hunt, Chenango Lofts spoke in opposition to the application. ▪ No letters received. | | |
| APPLICANT RESPONSE TO PUBLIC COMMENT: <ul style="list-style-type: none"> • Revenue needed from 204 beds to make project feasible | | |
| VOTING | | |
| MOTION that the requirements for Site Plan Review and Special Use Permit have been met and therefore the application has been conditionally approved, subject to the following: <ul style="list-style-type: none"> ▪ If it is determined that the alleyway is owned by CSSF then they shall submit a revised site plan ▪ CAUD approves the project | | |
| FIRST: Corcoran | SECOND: DiFulvio | VOTE: Carried (4-1-0) |
| AYE(S): O'Brien, Corcoran, DiFulvio, De Angelo | NAY(S): Dziedzic | ABSTENTION(S): |

| PUBLIC HEARINGS & FINAL DELIBERATIONS | | |
|---|--------------------------------|------------------------------|
| ADDRESS: 203 Main St | CASE NUMBER: PC-2021-01 | |
| DESCRIPTION FROM AGENDA: Site Plan Review for the conversion of an existing commercial tenant space into an Indoor Recreation Facility (fitness center) in the C-1 Service Commercial District | | |
| APPLICANT: Michael Baer REPRESENTATIVE(S): Sarah Campbell, Brian Kradjian, Michael Baer | | |
| DISCUSSION POINTS: <ul style="list-style-type: none"> ▪ Apple adult day care has closed due to CoVid ▪ Switching Daycare to Gym | | |
| VOTING | | |
| MOTION that the action is Type II, no further environmental review is required and to waive the public hearing | | |
| FIRST: Dziedic | SECOND: O'Brien | VOTE: Carried (5-0-0) |
| MOTION that the requirements for Site Plan Review have been met and therefore the application has been approved | | |
| FIRST: Corcoran | SECOND: DiFulvio | VOTE: Carried (5-0-0) |

| ADJOURNMENT | | |
|--------------------------|------------------------|------------------------------|
| MOTION to adjourn | | TIME: 6:45 PM |
| FIRST: De Angelo | SECOND: Dziedic | VOTE: Carried (5-0-0) |

