



City of Binghamton Planning Department

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

SUMMARY OF MINUTES CITY OF BINGHAMTON PLANNING COMMISSION	
MEETING DATE: March 22, 2021	LOCATION: City Council Chambers, City Hall
CALLED TO ORDER: 5:15PM	RECORDER OF MINUTES: Obed Varughese

ROLL CALL		
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	

PUBLIC HEARINGS & FINAL DELIBERATIONS	
ADDRESS: 191-197 Front St; 1-13 Elizabeth St; 6-16 Gergard Ave; 168-171 Oak St	CASE NUMBER: PC-2020-05
DESCRIPTION FROM AGENDA: Site Plan Modification to phase the construction of two four-story structures containing a combined 115 dwelling units and 12,015 ft ² of ground-floor commercial space, and to reconfigure the distribution of units in each building	
APPLICANT: Front Street Residences, LLC c/o Walison Corp REPRESENTATIVE(S): Sarah Campbell, Sal Rajput, Jaimie Genzel	
DISCUSSION POINTS: <ul style="list-style-type: none"> ▪ Building E repositioned, and added one floor ▪ Elizabeth St eliminated ▪ SWPP will be resubmitted due to phasing of project ▪ County comments will be addressed 	
PUBLIC COMMENT: <ul style="list-style-type: none"> ▪ John Patterson spoke in favor of the application. ▪ No one spoke in opposition to the application. ▪ No letters received. 	
APPLICANT RESPONSE TO PUBLIC COMMENT: <ul style="list-style-type: none"> • Project does not extend all the way to Clinton St, but does extend all to the way to railroad tracks • Project should break ground next spring 	
VOTING	
MOTION that the action is unlisted SEQR and the Planning Commission will act as lead agency	
FIRST: Corcoran	SECOND: Dziedzic
VOTE: Carried (5-0-0)	

MOTION for a negative declaration under SEQR		
FIRST: Corcoran	SECOND: Dziedic	VOTE: Carried (5-0-0)
MOTION that the requirements for Site Plan Modification have been met and therefore the application has been conditionally approved, subject to the following: <ul style="list-style-type: none"> ▪ Crosswalks identified in 239 comments are reviewed and incorporated ▪ Bike parking is incorporated ▪ Landscaping island are incorporated per COB code requirements ▪ Revised SWPP shall be submitted to the Engineering department ▪ Revised Floorplan shall be submitted to the Planning department ▪ The approval shall be valid for three years 		
FIRST: Corcoran	SECOND: Dziedic	VOTE: Carried (5-0-0)

ADJOURNMENT		
MOTION to adjourn		TIME: 5:50 PM
FIRST: Dziedic	SECOND: Corcoran	VOTE: Carried (5-0-0)