



# City of Binghamton Planning Department

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

SUMMARY OF MINUTES CITY OF BINGHAMTON PLANNING COMMISSION	
<b>MEETING DATE:</b> April 12, 2021	<b>LOCATION:</b> City Council Chambers, City Hall
<b>CALLED TO ORDER:</b> 5:15PM	<b>RECORDER OF MINUTES:</b> 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	
Kelly Weiss		
Emmanuel Priest		
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	
<b>ADDRESS:</b> 145 Washington St (48 Court St)	<b>CASE NUMBER:</b> PC-2018-123
<b>DESCRIPTION FROM AGENDA:</b> Site Plan Review and special use permit to establish a Convenience Store in an existing commercial tenant space in the C-2 Downtown Business District	
<b>APPLICANT:</b> Ala Alguhem	
<b>REPRESENTATIVE(S):</b> Winston Chen	
<b>DISCUSSION POINTS:</b>	
<ul style="list-style-type: none"> <li>▪ No minimum parking requirement</li> <li>▪ Illuminated signs prohibited without CAUD approval</li> </ul>	
<b>PUBLIC COMMENT:</b>	
<ul style="list-style-type: none"> <li>▪ No one spoke in favor of the application.</li> <li>▪ John Solak spoke in opposition to the application.</li> <li>▪ No letters received.</li> </ul>	
<b>APPLICANT RESPONSE TO PUBLIC COMMENT:</b>	
<ul style="list-style-type: none"> <li>▪ Previously used as storage</li> <li>▪ 20 customers per hour</li> </ul>	
VOTING	
<b>MOTION</b> to issue a negative declaration under SEQR	
<b>FIRST:</b> Corcoran	<b>SECOND:</b> Priest
<b>VOTE:</b> Carried (7-0-0)	
<b>DELIBERATIONS:</b>	

<p><b>MOTION</b> 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:</p> <ul style="list-style-type: none"> <li>No illuminated temporary or informational signs shall be installed without the granting of a Certificate of Appropriateness by the Commission on Architecture &amp; Urban Design (CAUD), with the exception of one "Open" sign</li> </ul>		
<b>FIRST:</b> Corcoran	<b>SECOND:</b> O'Brien	<b>VOTE:</b> Carried (7-0-0)

<b>OTHER BUSINESS</b>		
<p><b>DESCRIPTION:</b></p> <ul style="list-style-type: none"> <li>Recommendation to CAUD re: the construction of a Central Fire Station at 235 Court St and 76-80 Pine St</li> </ul>		
<p><b>MOTION:</b> Recommend approval of the site plan subject to a privacy fence on the eastern property line and the addition of shade trees to the plan which shall be submitted to the planning department for approval</p>		
<b>FIRST:</b> Corcoran	<b>SECOND:</b> Dziedic	<b>VOTE:</b> Carried (7-0-0)

<b>ADJOURNMENT</b>		
<b>MOTION</b> to adjourn		<b>TIME:</b> 6:07 PM
<b>FIRST:</b> Priest	<b>SECOND:</b> Dziedic	<b>VOTE:</b> Carried (7-0-0)