



City of Binghamton Planning Department

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

SUMMARY OF MINUTES CITY OF BINGHAMTON PLANNING COMMISSION	
MEETING DATE: July 20, 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
Kelly Weiss		X
Emmanuel Priest	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	

SEQR DETERMINATIONS		
ADDRESS: 200 Court St, 32 Fayette St, 38 Fayette St, 34 Stuyvesant St, 25 Rutherford St		
DESCRIPTION FROM AGENDA: Site Plan Review and special use permit for the conversion of an vacant industrial building into a mixed-use Multi-Unit Dwelling with 110 units and Social Services facility, including the construction of an addition onto the rear of an existing building and the resurfacing of parking areas in the C-1 Service Commercial District and R-3 Multi-unit Dwelling District		
APPLICANT: CSD Housing LLC		
REPRESENTATIVE(S): Whitney McClarly, Dave Cox		
DISCUSSION POINTS:		
<ul style="list-style-type: none"> ▪ Project involves affordable and supportive housing ▪ Site chosen due to demand and proximity to amenities ▪ Requesting a 10.6% parking reduction ▪ Courtyard to be installed in the center of the building ▪ 9,000 sq. ft. addition to added in the rear ▪ Green space to be increased on the parcel 		
VOTING		
MOTION that the Planning Commission intents to act as Lead Agency in SEQR review and that the action is Unlisted under SEQR		
FIRST: Corcoran	SECOND: De Angelo	VOTE: Carried (4-0-0)
MOTION to schedule a public hearing at the August regular meeting		
FIRST: Corcoran	SECOND: Dziedzic	VOTE: Carried (4-0-0)

PUBLIC HEARINGS & FINAL DELIBERATIONS		
ADDRESS: 20 Mendelssohn St 22 Mendelssohn St, 28 Mendelssohn St, a portion of 151 Laurel Ave, and "Inside Lot"		
DESCRIPTION FROM AGENDA: Construction of a 23 space ancillary parking lot and a Recommendation to City Council regarding the rezoning of the five parcels from R-3 Residential Multi Unit Dwelling District to C-1 Service Commercial District		
APPLICANT: Bates Troy, Inc.		
REPRESENTATIVE(S): Sarah Campbell, Brian Kriadjan, Ken Ellsworth		
DISCUSSION POINTS:		
<ul style="list-style-type: none"> ▪ Additional parking needed for employee parking ▪ Zone change needed for business operations ▪ URRP includes dry wells 		
PUBLIC COMMENT:		
<ul style="list-style-type: none"> ▪ No one spoke in favor of the application. ▪ No one spoke in opposition to the application. ▪ No letters received. 		
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: Dzedic	VOTE: Carried (4-0-0)
MOTION to issue a negative declaration under SEQR		
FIRST: Corcoran	SECOND: De Angelo	VOTE: Carried (4-0-0)
MOTION that the requirements for Site Plan Review have been met and therefore the application has been conditionally approved, subject to the following:		
<ul style="list-style-type: none"> ▪ The URRP is approved the engineering department 		
FIRST: Corcoran	SECOND: Priest	VOTE: Carried (4-0-0)
MOTION that the Planning Commission recommends approval of the change in zoning as well as a negative declaration for SEQR to city council		
FIRST: Corcoran	SECOND: Dzedic	VOTE: Carried (4-0-0)
OTHER BUSINESS		
DESCRIPTION:		
Stadium District Master Plan Introduction		
ADJOURNMENT		
MOTION to adjourn		TIME: 6:30 PM
FIRST: Corcoran	SECOND: Dzedic	VOTE: Carried (4-0-0)