



# 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> December 13, 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	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	

APPROVAL OF MINUTES		
<b>MOTION</b> to approve the February 8, 2021 through March 22, 2021 , April 12, 2021 , June 14, 2021 meeting minutes as written		
<b>FIRST:</b> Dziedzic	<b>SECOND:</b> Weiss	<b>VOTE:</b> Carried (7-0-0)

PUBLIC HEARINGS & FINAL DELIBERATIONS
<b>ADDRESS:</b> 31 Seminary Ave
<b>DESCRIPTION FROM AGENDA:</b> Site Plan Review and Special Use Permit for the establishment of a two-unit dwelling with five bedrooms per unit in the R-2 One and Two Unit Dwelling District
<b>APPLICANT:</b> Sarah Campbell <b>REPRESENTATIVE(S):</b> Sarah Campbell
<b>DISCUSSION POINTS:</b> <ul style="list-style-type: none"> <li>▪ Nothing has changed from last meeting</li> <li>▪ Last COC from 2015</li> <li>▪ Seeking reduction for 1 parking spot</li> </ul>
<b>PUBLIC COMMENT:</b> <ul style="list-style-type: none"> <li>▪ No one spoke in favor of the application.</li> <li>▪ No one spoke in opposition to the application.</li> <li>▪ 1 letter received.</li> </ul>
<b>VOTING</b>

<b>MOTION</b> to waive 1 required parking space		
<b>FIRST:</b> Corcoran	<b>SECOND:</b> Priest	<b>VOTE:</b> Carried (7-0-0)
<b>MOTION</b> that the requirements for Site Plan Review and Special Use Permit have met and therefore the application has been conditionally approved, subject to the following:		
<ul style="list-style-type: none"> <li>▪ A revised site plan is submitted showing the non-compliant space is removed</li> </ul>		
<b>FIRST:</b> Corcoran	<b>SECOND:</b> Dziedic	<b>VOTE:</b> Carried (7-0-0)

<b>PUBLIC HEARINGS &amp; FINAL DELIBERATIONS</b>
--

<b>ADDRESS:</b> 72 Court St
<b>DESCRIPTION FROM AGENDA:</b> Site Plan Review Modification for the construction of a two-story mixed-use building with ground floor commercial space and 5 upper-story dwelling units in the C-2 Downtown Business District
<b>APPLICANT:</b> MB Yonaty Development
<b>REPRESENTATIVE(S):</b> Mark Yonaty
<b>DISCUSSION POINTS:</b>
<ul style="list-style-type: none"> <li>▪ Original project reduced by three floors</li> <li>▪ There is possibility of only one commercial tenant taking the entire ground floor</li> <li>▪ 239 Comments regards to parking</li> <li>▪ Seeking a parking reduction of 7 spaces</li> </ul>
<b>PUBLIC COMMENT:</b>
<ul style="list-style-type: none"> <li>▪ No one spoke in favor of the application.</li> <li>▪ No one spoke in opposition to the application.</li> <li>▪ No letters received.</li> </ul>

<b>VOTING</b>
---------------

<b>MOTION</b> to grant a 50% waiver for parking		
<b>FIRST:</b> Corcoran	<b>SECOND:</b> Weiss	<b>VOTE:</b> Carried (7-0-0)
<b>MOTION</b> that the requirements for Site Plan Modification have been met and therefore the application has been approved		
<b>FIRST:</b> Corcoran	<b>SECOND:</b> De Angelo	<b>VOTE:</b> Carried (7-0-0)

<b>OTHER BUSINESS</b>
-----------------------

<b>DESCRIPTION:</b>		
<ul style="list-style-type: none"> <li>▪ Stadium District Master Plan Review Update</li> </ul>		
<b>MOTION</b> to recommend the issuance of negative declaration under SEQRA		
<b>FIRST:</b> Corcoran	<b>SECOND:</b> De Angelo	<b>VOTE:</b> Carried (7-0-0)
<b>AYE(S):</b>	<b>NAY(S):</b>	<b>ABSTENTION(S):</b>
<b>MOTION</b> to recommend approval of the SDMP		
<b>FIRST:</b> Corcoran	<b>SECOND:</b> Weiss	<b>VOTE:</b> Carried (7-0-0)