



# 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> May 13, 2019	<b>LOCATION:</b> City Council Chambers, City Hall
<b>CALLED TO ORDER:</b> 5:15PM	<b>RECORDER OF MINUTES:</b> Tito Martinez

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

APPROVAL OF MINUTES		
<b>MOTION</b> to approve the January 13, 2020 meeting minutes as written		
<b>FIRST:</b> O'Brien	<b>SECOND:</b> De Angelo	<b>VOTE:</b> Carried (6-0-0)

**N. Corcoran recused himself from the next case**

SEQR DETERMINATIONS		
<b>ADDRESS:</b> 157 Susquehanna St	<b>CASE NUMBER:</b> PC-2020-02	
<b>DESCRIPTION FROM AGENDA:</b> Site Plan Review and special use permit for the construction of a Community Center in the R-3 Multi-Unit Dwelling District		
<b>APPLICANT:</b> VINES		
<b>REPRESENTATIVE(S):</b> Amelia LoDolce, Laura Intcher,		
<b>DISCUSSION POINTS:</b>		
<ul style="list-style-type: none"> <li>▪ Office in close proximity to VINES gardens</li> <li>▪ Energy efficient building</li> <li>▪ Will be used to provide community services</li> </ul>		
VOTING		
<b>MOTION</b> that the Planning Commission intends to act as Lead Agency in SEQR review and that the action is Type II under SEQR		
<b>FIRST:</b> De Angelo	<b>SECOND:</b> O'Brien	<b>VOTE:</b> Carried (5-0-0)
<b>MOTION</b> to schedule a public hearing at the March regular meeting		
<b>FIRST:</b> De Angelo	<b>SECOND:</b> Dziedzic	<b>VOTE:</b> Carried (5-0-0)

**N. Corcoran Returned to the commission**

<b>PUBLIC HEARINGS &amp; FINAL DELIBERATIONS</b>		
<b>ADDRESS:</b> 33 S Washington St		<b>CASE NUMBER:</b> PC-2019-58
<b>DESCRIPTION FROM AGENDA:</b> Site Plan Review and special use permit for the construction of a Vehicle Fueling Station, a Bank, and the rehabilitation of two existing commercial buildings for General Retail use in the C-4 Neighborhood Commercial District		
<b>APPLICANT:</b> Brett Pritchard		
<b>REPRESENTATIVE(S):</b> Brett Pritchard, Mr.Hansberry		
<b>DISCUSSION POINTS:</b>		
<ul style="list-style-type: none"> <li>▪ Rehabbing two historic building, Adding 7,400 sq ft building</li> <li>▪ Addressed BMTS Comments as well as resident concerns</li> <li>▪ New Signage</li> <li>▪ New Landscaping</li> <li>▪ New Bike Rack and dumpster locations</li> <li>▪ Internals walkways added</li> <li>▪ Met with Joe Burns and Phil Strawn</li> </ul>		
<b>PUBLIC COMMENT:</b>		
<ul style="list-style-type: none"> <li>▪ Jaclyn Wall, Jim McCoy spoke in favor of the application.</li> <li>▪ Sharon Elliot, John Sollack, Dr.Gagna, Teresa. Mary Pasquale, Richie Jannaccio, Janna Rudler, Elliot Vicks, Carol Hawley spoke in opposition to the application.</li> <li>▪ 7 letters received.</li> </ul>		
<b>APPLICANT RESPONSE TO PUBLIC COMMENT:</b>		
<ul style="list-style-type: none"> <li>▪ Comments by public were addressed by new site plan</li> <li>▪ The new Number 5 Commons will strengthen the community and increase use of nearby park</li> <li>▪ 60 Cars an hour</li> <li>▪ Mr.Mirabito will keep gas station in Vestal Ave in good condition for the next five years</li> <li>▪ Dual Well Tanks are proposed in the 500 yr floodplain property</li> <li>▪ Traffic Study was done with projections above average flow</li> </ul>		
<b>VOTING</b>		
<b>MOTION</b> to table project until the next meeting		
<b>FIRST:</b> Corcoran	<b>SECOND:</b> O'Brien	<b>VOTE:</b> Carried (5-0-1)
<b>AYE(S):</b>	<b>NAY(S):</b> Dzedzic	<b>ABSTENTION(S):</b>

<b>ADJOURNMENT</b>		
<b>MOTION</b> to adjourn		<b>TIME:</b> 7:03
<b>FIRST:</b> DiFulvio	<b>SECOND:</b> O'Brien	<b>VOTE:</b> Carried (6-0-0)