



City of Binghamton Planning Department

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

SUMMARY OF MINUTES CITY OF BINGHAMTON PLANNING COMMISSION	
MEETING DATE: March 9, 2020	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	
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	Historic Planner, Planning Department	
Brian Seachrist	First Assistant Corporation Counsel	
Obed Varughese	Planner, Planning Department	
Greg Buell	Zoning Officer, Planning Department	

APPROVAL OF MINUTES		
MOTION to approve the February 10, 2020 meeting minutes as written		
FIRST: De Angelo	SECOND: Dziedzic	VOTE: Carried (7-0-0)

SEQR DETERMINATIONS		
ADDRESS: 225-229 State St; 7 Lewis St	CASE NUMBER: PC-2020-06	
DESCRIPTION FROM AGENDA: Site Plan Modification to convert the second floor of an existing mixed-use building into six (6) three-bedroom dwelling units in the C-2 Downtown Business District		
APPLICANT: Dester Holdings LLC		
REPRESENTATIVE(S): Ken Gay (Keystone)		
DISCUSSION POINTS:		
<ul style="list-style-type: none"> ▪ Wants to make 2nd floor residential ▪ Similar to third and fourth floor ▪ First and second floor tenants are leaving ▪ Owns off-street parking across the street 		
VOTING		
MOTION that the Planning Commission intends to act as Lead Agency in SEQR review and that the action is Type II under SEQR		
FIRST: Corcoran	SECOND: Ospelt	VOTE: Carried (7-0-0)
MOTION to schedule a public hearing at the April regular meeting		

FIRST: Corcoran	SECOND: Ospelt	VOTE: Carried (7-0-0)
SEQR DETERMINATIONS		
ADDRESS: 41 Court St		CASE NUMBER: PC-2020-09
DESCRIPTION FROM AGENDA: Site Plan Review and special use permit to convert an existing mixed-use building into 24 dwelling units with 55 total bedrooms and ground-floor commercial space in the C-2 Downtown Business District		
APPLICANT: AJEM Grop LLC		
REPRESENTATIVE(S): Sarah Campbell		
DISCUSSION POINTS:		
<ul style="list-style-type: none"> ▪ Only exterior modifications will to add windows ▪ Will change study rooms according to staff comments and include garbage plan on site ▪ Plan is make residential units 		
VOTING		
MOTION that the Planning Commission intents to act as Lead Agency in SEQR review and that the action is Unlisted/ Type I under SEQR		
FIRST: Dziejdzic	SECOND: O'Brien	VOTE: Carried (7-0-0)
MOTION that the Planning Commission intents to act as Lead Agency in SEQR review and that the action is Type II under SEQR		
FIRST: Corcoran	SECOND: O'Brien	VOTE: Carried (7-0-0)
MOTION to schedule a public hearing at the April regular meeting		
FIRST: Corcoran	SECOND: Ospelt	VOTE: Carried (7-0-0)
SEQR DETERMINATIONS		
ADDRESS: 494.5 Chenango St		CASE NUMBER: PC-2019-65
DESCRIPTION FROM AGENDA: Site Plan Review for the conversion of an existing building into a General Food Sales establishment, including the sale of tobacco in the C-6 Limited Neighborhood Commercial		
APPLICANT: Tarek Algaheim		
REPRESENTATIVE(S): Fawzi Algaheim		
DISCUSSION POINTS:		
<ul style="list-style-type: none"> ▪ Grocery store on the north side ▪ Willing to include parking lot 		
VOTING		
MOTION that the Planning Commission intents to act as Lead Agency in SEQR review and that the action is Type II under SEQR		
FIRST: Dziejdzic	SECOND: O'Brien	VOTE: Carried (6-1-0)
AYE(S):	NAY(S): Corcoran	ABSTENTION(S):
MOTION to schedule a public hearing at the April regular meeting		
FIRST: Corcoran	SECOND: O'Brien	VOTE: Carried (7-0-0)
SEQR DETERMINATIONS		
ADDRESS: 39 Munsell St		CASE NUMBER: PC-2020-10
DESCRIPTION FROM AGENDA: Site Plan Review to rehabilitate an existing eighteen-unit residential building and construct an associated parking area in the R-3 Multi-Unit Dwelling District		
APPLICANT: Opportunities for Broome Inc.		
REPRESENTATIVE(S): Kelly Robertson, Tricia Every		
DISCUSSION POINTS:		
<ul style="list-style-type: none"> ▪ Rehabbing 18 units ▪ Currently a dilapidated building ▪ Non for profit since 1964 that serves low income persons (130 units in Binghamton) ▪ Plan will bring it up to code 		
VOTING		

MOTION that the Planning Commission intents to act as Lead Agency in SEQR review and that the action is Type II under SEQR		
FIRST: Corcoran	SECOND: Ospelt	VOTE: Carried (7-0-0)
MOTION to schedule a public hearing at the April regular meeting		
FIRST: Corcoran	SECOND: Ospelt	VOTE: Carried (7-0-0)

PUBLIC HEARINGS & FINAL DELIBERATIONS

ADDRESS: 22 Way St	CASE NUMBER: PC-2020-11	
DESCRIPTION FROM AGENDA: Site Plan Review and special use permit for the conversion of an existing residential building into a 4-unit dwelling in the R-3 Multi-Unit Dwelling District		
APPLICANT: Opportunities for Broome Inc		
REPRESENTATIVE(S): Kelly Robertson, Tricia Every		
DISCUSSION POINTS:		
<ul style="list-style-type: none"> ▪ Currently gutted ▪ Would like to renovate according to floor plan ▪ Removing back porch and replacing for an ADA efficiency 		
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. 		
APPLICANT RESPONSE TO PUBLIC COMMENT:		
<ul style="list-style-type: none"> • NA 		

VOTING

MOTION to Planning Commission intents to act as Lead Agency in SEQR review and that the action is Type II under SEQR		
FIRST: Corcoran	SECOND: Ospelt	VOTE: Carried (7-0-0)
DELIBERATIONS:		
MOTION that the requirements for Site Plan Review and Special Use Permit have been met and therefore the application has been approved		
FIRST: Corcoran	SECOND: Ospelt	VOTE: (7-0-0)

N. Corcoran recused himself from the next case

PUBLIC HEARINGS & FINAL DELIBERATIONS

ADDRESS: 157 Susquehanna St; 1 Fayette St	CASE NUMBER: PC-2020-02	
DESCRIPTION FROM AGENDA: Site Plan Review and special use permit for the construction of a Community Center in the R-3 Multi-Unit Dwelling District		
APPLICANT: VINES		
REPRESENTATIVE(S): Amelia LoDolce		
DISCUSSION POINTS:		
<ul style="list-style-type: none"> ▪ Changed curb cuts in line with staff recommendations 		
PUBLIC COMMENT:		
<ul style="list-style-type: none"> ▪ Tom Costello spoke in favor of the application. ▪ John Solack spoke in opposition to the application. ▪ No letters received. 		
APPLICANT RESPONSE TO PUBLIC COMMENT:		
<ul style="list-style-type: none"> • Community Center and offices 		

VOTING

MOTION that the requirements for Site Plan Review and Special Use Permit have been met and therefore the application has been approved		
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FIRST: De Angelo	SECOND: O'Brien	VOTE: Carried (6-0-0)
N. Corcoran returned to the commission		
PUBLIC HEARINGS & FINAL DELIBERATIONS		
ADDRESS: 33 S Washington St; 28 Mary St; 1209 Vestal Ave		CASE NUMBER: PC-2019-58
DESCRIPTION FROM AGENDA: 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		
APPLICANT: Brett Pritchard		
REPRESENTATIVE(S):		
DISCUSSION POINTS:		
<ul style="list-style-type: none"> ▪ Adjusted drainage plan to mitigate runoff ▪ Added pedestrian crosswalk ▪ Added Concrete sidewalk ▪ Made Vestal Ave one way only ▪ Site plan shows truck turns ▪ Allows Whole in the wall access for deliveries ▪ Willing to maintain easement on Vestal ave from here forward 		
PUBLIC COMMENT:		
<ul style="list-style-type: none"> ▪ John Solack spoke in favor of the application. ▪ Tom Costello spoke in opposition to the application. ▪ 4 letters received. 		
APPLICANT RESPONSE TO PUBLIC COMMENT:		
<ul style="list-style-type: none"> • Willing to upgrade/maintain infrastructure in partnership with the city 		
VOTING		
MOTION to issue a negative declaration under SEQR		
FIRST: Corcoran	SECOND: O'Brien	VOTE: Carried (7-0-0)
MOTION 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:		
<ul style="list-style-type: none"> ▪ SWPPP is approved by the COB engineering department 		
FIRST: Corcoran	SECOND: O'Brien	VOTE: Carried (7-0-0)
OTHER BUSINESS		
DESCRIPTION: 191 Front St – Preliminary review of proposed mutli-unit dwelling construction in the C-4 Neighborhood Commercial District		
<ul style="list-style-type: none"> ▪ Discussed general layout ▪ May need Phase 1 and Phase 2 environmental assessment 		
OTHER BUSINESS		
DESCRIPTION: 79 Collier St - Preliminary review of proposed conversion of an existing hotel into a multiunit dwelling		
<ul style="list-style-type: none"> ▪ Requires comment from CAUD 		
ADJOURNMENT		
MOTION to adjourn		TIME: 7:30
FIRST: Dziedzic	SECOND: De Angelo	VOTE: Carried (7-0-0)