



City of Binghamton Planning Department

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

SUMMARY OF MINUTES CITY OF BINGHAMTON PLANNING COMMISSION	
MEETING DATE: April 13, 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	
Greg Buell	Zoning Officer, Planning Department	
Obed Varughese	Planner, Planning Department	
Brian Seachrist	First Assistant Corporation Counsel	

APPROVAL OF MINUTES		
MOTION to approve the March 3, 2020 meeting minutes as written		
FIRST: Ospelt	SECOND: De Angelo	VOTE: Carried (7-0-0)

SEQR DETERMINATIONS	
ADDRESS: 257 Main St	CASE NUMBER: PC-2019-55
DESCRIPTION FROM AGENDA: Site Plan Modification Review for the construction of an addition onto an existing Human Service Agency and the construction of an ancillary parking lot in the C-1 Service Commercial District	
APPLICANT: Family & Children's Society	
REPRESENTATIVE(S): Alton Ainsley	
DISCUSSION POINTS:	
<ul style="list-style-type: none"> ▪ The new building has been shifted over to the West 10 feet to allow for the existing access easement ▪ Made a basement connection ▪ No issue in combining the 257 and 261 Main St parcels 	
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	VOTE: Carried (7-0-0)
SECOND: Ospelt	
MOTION to schedule a public hearing at the May regular meeting	

FIRST: Corcoran	SECOND: Ospelt	VOTE: Carried (7-0-0)
SEQR DETERMINATIONS		
ADDRESS: 79 Collier St	CASE NUMBER: PC-2020-07	
DESCRIPTION FROM AGENDA: Site Plan Review and special use permit for the conversion of an existing hotel into a multi-unit dwelling with 46 units and 50 total bedrooms in the C-2 Downtown Business District		
APPLICANT: Walls of Constantinople LLC		
REPRESENTATIVE(S): Nick Raymer		
DISCUSSION POINTS:		
<ul style="list-style-type: none"> ▪ New curb cut proposed for garbage pickup ▪ No proposed sidewalk improvements ▪ Issues with ambiguous spaces on floor plan ▪ Proposed use of public access/ historic spaces 		
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 May regular meeting		
FIRST: Corcoran	SECOND: De Angelo	VOTE: Carried (7-0-0)

PUBLIC HEARINGS & FINAL DELIBERATIONS		
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): Nathan Van Why, Ken Gay		
DISCUSSION POINTS:		
<ul style="list-style-type: none"> ▪ Dumpster has been moved indoors, the first floor specifically ▪ Added stairwell and elevator tower solely for apartments ▪ Parking Lot not included in proposal ▪ Garbage would be put out on curb for pickup 		
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 to table the project until the May meeting		
FIRST: Corcoran	SECOND: Ospelt	VOTE: Carried (7-0-0)
PUBLIC HEARINGS & FINAL DELIBERATIONS		
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: GPC-P42 LLC		
REPRESENTATIVE(S): Sarah Campbell		
DISCUSSION POINTS:		
<ul style="list-style-type: none"> ▪ Revised plans to remove study rooms and other ambiguous spaces ▪ Waste disposal is dumpster in the rear alley ▪ Historic aspects 		
PUBLIC COMMENT:		

<ul style="list-style-type: none"> ▪ Mr.McKinney and Mr.Conner spoke in favor of the application. ▪ No one spoke in opposition to the application. ▪ No letters received. 		
VOTING		
MOTION to table the project until the May meeting		
FIRST: Dziedzic	SECOND: Ospelt	VOTE: Carried (7-0-0)
PUBLIC HEARINGS & FINAL DELIBERATIONS		
ADDRESS: 494.5 Chenango St	CASE NUMBER: PC-2019-65	
DESCRIPTION FROM AGENDA: Site Plan Review and special use permit for the conversion of an existing building into a Retail 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"> ▪ Public support for the project ▪ Distance from school is measured from lot line to lot line ▪ Previous approval for tobacco was granted by ZBA ▪ The commission is not reviewing tobacco, only the site plan ▪ Parking lot will not be included 		
PUBLIC COMMENT:		
<ul style="list-style-type: none"> ▪ Mr. McCarthy spoke in favor of the application. ▪ No one spoke in opposition to the application. ▪ 17 letters received. 		
VOTING		
MOTION that the requirements for Site Plan Review and Special Use Permit been met and therefore the application has been conditionally approved, subject to the following:		
<ul style="list-style-type: none"> ▪ A revised site plan that does not include the parking lot is submitted to the Planning Department 		
FIRST: Ospelt	SECOND: De Angelo	VOTE: Carried (7-0-0)
AYE(S): Corcoran, De Angelo, Cahill, DiFulvio, O'Brien, Ospelt	NAY(S): Dziedzic	ABSTENTION(S):
MOTION to approve the recommendation of the sale of tobacco within 500 feet of a school to city council		
FIRST: O'Brien	SECOND: Ospelt	VOTE: Carried (5-2-0)
AYE(S): De Angelo, Cahill, DiFulvio, O'Brien, Ospelt	NAY(S): Dziedzic, Corcoran	ABSTENTION(S):
PUBLIC HEARINGS & FINAL DELIBERATIONS		
ADDRESS: 39 Munsell St	CASE NUMBER: PC-2020-10	
DESCRIPTION FROM AGENDA: Site Plan Review and special use permit 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): Tricia Every		
DISCUSSION POINTS:		
<ul style="list-style-type: none"> ▪ Added dumpster enclosure since last meeting ▪ Looking for approval for both phases of project ▪ 2 year timeframe is applicable for the project 		
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 to issue a negative declaration under SEQR		

FIRST: Corcoran	SECOND: De Angelo	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"> The applicant submit an updated site plan to show a full build out of the project, including the dumpster enclosure to the Planning Department 		
FIRST: Corcoran	SECOND: De Angelo	VOTE: Carried (7-0-0)
MOTION to allow the applicant to show progress on the project for up to 2 years after the approval		
FIRST: Corcoran	SECOND: O'Brien	VOTE: Carried (7-0-0)

OTHER BUSINESS	
DESCRIPTION: <ul style="list-style-type: none"> DOT 434 Greenway LWRP consistency Assessment 	

ADJOURNMENT		
MOTION to adjourn		TIME: 7:50pm
FIRST: Dziejdzic	SECOND: Corcoran	VOTE: Carried (7-0-0)