



# 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> June 15, 2020	<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
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	
Greg Buell	Zoning Officer, Planning Department	
Obed Varughese	Planner, Planning Department	
Sean McGee	Historic Planner, Planning Department	
Brian Seachrist	First Assistant Corporation Counsel	

APPROVAL OF MINUTES		
<b>MOTION</b> to approve the April 13, 2020 , April 27, 2020 and May 11, 2020 meeting minutes as written		
<b>FIRST:</b> Ospelt	<b>SECOND:</b> Dziedzic	<b>VOTE:</b> Carried (6-0-0)

SEQR DETERMINATIONS		
<b>ADDRESS:</b> 104 Henry St	<b>CASE NUMBER:</b> PC-2020-14	
<b>DESCRIPTION FROM AGENDA:</b> Site plan review and special use permit for the establishment of two Congregate Living units in an existing building with a total of 14 sleeping units in the R-3 Multi-Unit Dwelling District		
<b>APPLICANT:</b> Faisal Afify		
<b>REPRESENTATIVE(S):</b> Faisal Afify		
<b>DISCUSSION POINTS:</b>		
<ul style="list-style-type: none"><li>▪ Congregate living facility has existed for 14 years</li><li>▪ Required Parking must be added to site plan</li><li>▪ No curb from Firestone to applicant's properties on Henry St</li><li>▪ Driveway must be repaved</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> Corcoran	<b>SECOND:</b> Ospelt	<b>VOTE:</b> Carried (6-0-0)

<b>MOTION</b> to schedule a public hearing at the July regular meeting		
<b>FIRST:</b> Corcoran	<b>SECOND:</b> Ospelt	<b>VOTE:</b> Carried (6-0-0)
<b>PUBLIC HEARINGS &amp; FINAL DELIBERATIONS</b>		
<b>ADDRESS:</b> 15 Hawley St		<b>CASE NUMBER:</b> PC-2020-48.2
<b>DESCRIPTION FROM AGENDA:</b> Site Plan Modification to expand outdoor seating area for Eating & Drinking Establishment in the C-2 Downtown Business District		
<b>APPLICANT:</b> Hawley Hospitality Group LLC		
<b>REPRESENTATIVE(S):</b> Cheryl Sacco, Ron Kweller		
<b>DISCUSSION POINTS:</b>		
<ul style="list-style-type: none"> <li>▪ Expanded outdoor seating area 113 sq. ft.</li> <li>▪ Proposal submitted to clerk for acquisition of city property</li> <li>▪ Deck plan must be revised to match radius of other side of entrance to park</li> <li>▪ 239 comments found no county wide impact</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 approve the Site Plan Modification, subject to the following:		
<ul style="list-style-type: none"> <li>▪ CAUD approval</li> <li>▪ Revised site plan showing the new deck radius is submitted to the Planning Department</li> </ul>		
<b>FIRST:</b> Corcoran	<b>SECOND:</b> Ospelt	<b>VOTE:</b> Carried (6-0-0)
<b>PUBLIC HEARINGS &amp; FINAL DELIBERATIONS</b>		
<b>ADDRESS:</b> 191-197 Front St; 1-13 Elizabeth St; 6-16 Gerard Ave		<b>CASE NUMBER:</b> PC-2020-05
<b>DESCRIPTION FROM AGENDA:</b> Site Plan Review and special use permit for the construction of two four-story structures containing a combined 117 dwelling units with 141 total bedrooms and 12,015 ft <sup>2</sup> of ground-floor commercial space in the C-4 Neighborhood Commercial District.		
<b>APPLICANT:</b> Front Street Residences, LLC c/o Walison Corp		
<b>REPRESENTATIVE(S):</b> Sarah Campbell, Sal Rajput		
<b>DISCUSSION POINTS:</b>		
<ul style="list-style-type: none"> <li>▪ Redevelopment of referenced parcels into affordable housing with commercial space</li> <li>▪ The project is geared toward families, 60 to 90 percent income levels</li> <li>▪ SWPPP has been submitted to Engineering</li> <li>▪ Architectural materials will match the neighborhood</li> <li>▪ No plans for remaining residences around site or for car lot on corner</li> <li>▪ No firm plans for tenants if commercial space</li> </ul>		
<b>PUBLIC COMMENT:</b>		
<ul style="list-style-type: none"> <li>▪ John Patterson, Cecily O'Neal spoke in favor of the application.</li> <li>▪ No one spoke in opposition to the application.</li> <li>▪ One letter received.</li> </ul>		
<b>APPLICANT RESPONSE TO PUBLIC COMMENT:</b>		
<ul style="list-style-type: none"> <li>• Six Handicapped spaces at minimum</li> <li>• 126 spaces provided, may have more with additional parcel on Oak St</li> <li>• Perc rates will modified as needed</li> <li>• More green space than existing development</li> </ul>		
<b>VOTING</b>		
<b>MOTION</b> to issue a negative declaration under SEQR		

<b>FIRST:</b> Corcoran	<b>SECOND:</b> Dzedzic	<b>VOTE:</b> Carried (6-0-0)
<b>DELIBERATIONS:</b>		
<b>MOTION</b> 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"> <li>▪ SWPPP approval from the city</li> </ul>		
<b>FIRST:</b> Corcoran	<b>SECOND:</b> Dzedzic	<b>VOTE:</b> Carried (6-0-0)
<b>MOTION</b> for the reduction from 155 parking spaces to 126 parking spaces		
<b>FIRST:</b> Corcoran	<b>SECOND:</b> O'Brien	<b>VOTE:</b> Carried (6-0-0)
<b>PUBLIC HEARINGS &amp; FINAL DELIBERATIONS</b>		
<b>ADDRESS:</b> 60-64 Main St		<b>CASE NUMBER:</b> PC-2020-13
<b>DESCRIPTION FROM AGENDA:</b> Site Plan Review and special use permit for the conversion of an existing fraternal lodge into a multi-unit dwelling with 38 units and 56 total bedrooms and the construction of an Ancillary Parking Area in the C-1 Service Commercial District		
<b>APPLICANT:</b> AJEM Group LLC		
<b>REPRESENTATIVE(S):</b> Sarah Campbell		
<b>DISCUSSION POINTS:</b> <ul style="list-style-type: none"> <li>▪ Iron fence added and Elimination of Main St curb cuts for parking lot</li> <li>▪ Radiant heat sidewalks will be added to Murray and Main St sides</li> <li>▪ Actively looking for tenants for first floor</li> </ul>		
<b>PUBLIC COMMENT:</b> <ul style="list-style-type: none"> <li>▪ Jennifer Sullivan spoke in favor of the application.</li> <li>▪ No one spoke in opposition to the application.</li> <li>▪ No letters received.</li> </ul>		
<b>APPLICANT RESPONSE TO PUBLIC COMMENT:</b> <ul style="list-style-type: none"> <li>• Tenant space will be provided for first floor, not free art space</li> </ul>		
<b>VOTING</b>		
<b>MOTION</b> 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"> <li>▪ Revised site plan showing replaced sidewalks are is submitted to the Planning Department</li> <li>▪ CAUD approval</li> </ul>		
<b>FIRST:</b> Corcoran	<b>SECOND:</b> O'Brien	<b>VOTE:</b> Carried (6-0-0)
<b>ADJOURNMENT</b>		
<b>MOTION</b> to adjourn		<b>TIME:</b> 7:08
<b>FIRST:</b> Corcoran	<b>SECOND:</b> Ospelt	<b>VOTE:</b> Carried (6-0-0)