



# 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> July 13, 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	
Obed Varughese	Planner, Planning Department	
Greg Buell	Zoning Officer, Planning Department	
Tito Martinez	Assistant Director, Planning Department	
Sean McGee	Historic Planner, Planning Department	
Brian Seachrist	First Assistant Corporation Counsel	

APPROVAL OF MINUTES		
<b>MOTION</b> to approve the June 15, 2020 meeting minutes as written		
<b>FIRST:</b> Dziedzic	<b>SECOND:</b> Ospelt	<b>VOTE:</b> Carried (6-0-0)

Paul O'Brien joined the meeting

PUBLIC HEARINGS & FINAL DELIBERATIONS	
<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>▪ Operating as congregate living facility for the past 10 years</li> <li>▪ Repairing roof, plans to redo driveway</li> <li>▪ Submitted parking plan</li> <li>▪ Spaces 5,6,7 and 8 are not compliant with the zoning code</li> <li>▪ Does not conform with comprehensive plan</li> </ul>	
<b>PUBLIC COMMENT:</b>	
<ul style="list-style-type: none"> <li>▪ No one spoke in favor of the application.</li> </ul>	

<ul style="list-style-type: none"> <li>▪ No one spoke in opposition to the application.</li> <li>▪ No letters received.</li> </ul>		
<b>VOTING</b>		
<p><b>MOTION</b> that the requirements for Site Plan Review and Special Use Permit have been met and to reduce the required parking by 50%, therefore the application has been conditionally approved, subject to the following:</p> <ul style="list-style-type: none"> <li>▪ A revised site plan showing the elimination of the non-compliant parking spaces and note that the pavement will be renovated shall be submitted to the Planning Department</li> </ul>		
<b>FIRST:</b> Corcoran	<b>SECOND:</b> Ospelt	<b>VOTE:</b> Carried (5-2-0)
<b>AYE(S):</b> Corcoran, De Angelo, DiFulvio, O'Brien, Ospelt	<b>NAY(S):</b> Cahill, Dziedzic	<b>ABSTENTION(S):</b>

<b>OTHER BUSINESS</b>	
<p><b>DESCRIPTION:</b></p> <ul style="list-style-type: none"> <li>▪ Unsure when in-person meetings will resume</li> <li>▪ August is probable to be virtual again</li> <li>▪ A hybrid option was proposed by Joe De Angelo</li> <li>▪ City Council chambers is still under construction, 2<sup>nd</sup> floor atrium is an option</li> </ul>	

<b>ADJOURNMENT</b>		
<b>MOTION</b> to adjourn		<b>TIME:</b> 5:45pm
<b>FIRST:</b> Ospelt	<b>SECOND:</b> O'Brien	<b>VOTE:</b> Carried (7-0-0)