



City of Binghamton Planning Department

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

| SUMMARY OF MINUTES CITY OF BINGHAMTON PLANNING COMMISSION | |
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| MEETING DATE: August 10, 2020 | LOCATION: City Council Chambers, City Hall |
| CALLED TO ORDER: 5:15PM | RECORDER OF MINUTES: Obed Varughese |

| ROLL CALL | | |
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| 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 | |
| Obed Varughese | Planner, Planning Department | |
| Greg Buell | Zoning Officer, Planning Department | |
| Brian Seachrist | First Assistant Corporation Counsel | |

| APPROVAL OF MINUTES | | |
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| MOTION to approve the July 13, 2020 meeting minutes as written | | |
| FIRST: Dziedzic | SECOND: DiFulvio | VOTE: Carried (6-0-0) |

| SEQR DETERMINATIONS | |
|---|--------------------------------|
| ADDRESS: 57 Whitney Ave | CASE NUMBER: PC-2020-18 |
| DESCRIPTION FROM AGENDA: Site Plan Review and special use permit to construct a 154' telecommunications tower with 6 antennas in the I-3 Heavy Industrial District. | |
| APPLICANT: AT&T Mobility Corp. | |
| REPRESENTATIVE(S): Andy Leja, Paul Reed | |
| DISCUSSION POINTS: | |
| <ul style="list-style-type: none"> ▪ Cellphone monopole 158' tall in total ▪ New tower should address coverage gap in 4g system ▪ Diesel generators on site in the case of power outages ▪ Visual simulations will be prepared for next meeting ▪ Collocation was not option for parcels in the search ring ▪ 130' is breakaway point for tower | |
| VOTING | |

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| MOTION that the Planning Commission intends to act as Lead Agency in SEQR review and that the action is Unlisted under SEQR | | |
| FIRST: Corcoran | SECOND: O'Brien | VOTE: Carried (6-0-0) |
| MOTION to schedule a public hearing at the September regular meeting | | |
| FIRST: Corcoran | SECOND: Dziejdzic | VOTE: Carried (6-0-0) |
| SEQR DETERMINATIONS | | |
| ADDRESS: 125 Murray St | | CASE NUMBER: PC-2020-16 |
| DESCRIPTION FROM AGENDA: Site plan review and special use permit for the establishment of a Congregate Living facility in an existing building with a total of 10 sleeping units in the R-3 Multi-Unit Dwelling District | | |
| APPLICANT: Rachel E. Miller | | |
| REPRESENTATIVE(S): Rachel E. Miller, Tom De Angelo | | |
| DISCUSSION POINTS: | | |
| <ul style="list-style-type: none"> ▪ For the past several years house has been used for housing for students ▪ Changes to floor plan in regards to staff comments will be made ▪ Non-compliant parking spaces will be revised ▪ Current owner has had the property for 3 years ▪ Will have to convert to multi-unit dwelling if congregate living facility is not approved ▪ Applicant should consider an easement for ingress and egress for driveways ▪ Private haulers used for waste removal, enclosure for barrels considered | | |
| VOTING | | |
| Joseph De Angelo recused himself | | |
| MOTION that the Planning Commission intends to act as Lead Agency in SEQR review and that the action is Type II under SEQR, no further environmental review is required | | |
| FIRST: Corcoran | SECOND: O'Brien | VOTE: Carried (5-0-0) |
| MOTION to schedule a public hearing at the September regular meeting | | |
| FIRST: Corcoran | SECOND: O'Brien | VOTE: Carried (5-0-0) |

Joseph De Angelo returned to the commission

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| PUBLIC HEARINGS & FINAL DELIBERATIONS | | |
| ADDRESS: 211 Washington St | | CASE NUMBER: PC-2020-19 |
| DESCRIPTION FROM AGENDA: Site Plan Modification for an existing Eating & Drinking Establishment to expand outdoor seating area in the C-2 Downtown Business District | | |
| APPLICANT: S2 Properties LLC | | |
| REPRESENTATIVE(S): Dan Sharp, Tim Sharp | | |
| DISCUSSION POINTS: | | |
| <ul style="list-style-type: none"> ▪ Expanding existing patio by removing 2/3rd of parking lot ▪ Fire Marshal must review fire pit ▪ Speakers will be added | | |
| 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 that the project is a Type II action, no further environmental review is required | | |
| FIRST: Corcoran | SECOND: Dziejdzic | VOTE: Carried (6-0-0) |
| MOTION that the requirements for Site Plan Modification have been met and therefore the application has been conditionally approved, subject to the following: | | |
| <ul style="list-style-type: none"> ▪ Fire Marshall review for the fire pit | | |

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| FIRST: Corcoran | SECOND: De Angelo | VOTE: Carried (6-0-0) |
| PUBLIC HEARINGS & FINAL DELIBERATIONS | | |
| ADDRESS: 229 State St; 5-7 Lewis St | | CASE NUMBER: PC-2020-22 |
| DESCRIPTION FROM AGENDA: Site Plan Modification convert the ground floor of an existing building into 3 dwelling units with 6 total bedrooms and 919ft2 of commercial space, resulting in 33 total dwelling units and 96 total bedrooms in an existing building, in the C-2 Downtown Business District. | | |
| APPLICANT: Dester Holdings LLC | | |
| REPRESENTATIVE(S): Ken Gay | | |
| DISCUSSION POINTS: | | |
| <ul style="list-style-type: none"> ▪ Converting the first floor into mixed use ▪ 3 three bedroom units ▪ Parking across the street at Lewis St ▪ Front of parking lot will be redone along with landscaping areas ▪ CAUD approval required for window treatment ▪ Applicant is amenable to adding a bike rack | | |
| 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 that the proposal is a Type II action under SEQR, no further environmental review is required and that the requirements for Site Plan Modification have met and therefore the application has been conditionally approved, subject to the following: | | |
| <ul style="list-style-type: none"> ▪ A bike rack be installed in an appropriate location | | |
| FIRST: Corcoran | SECOND: DiFulvio | VOTE: Carried (6-0-0) |
| OTHER BUSINESS | | |
| DESCRIPTION: | | |
| <ul style="list-style-type: none"> ▪ Clarification on congregate living | | |
| ADJOURNMENT | | |
| MOTION to adjourn | | TIME: 7:01pm |
| FIRST: Dziedzic | SECOND: O'Brien | VOTE: Carried (6-0-0) |