



City of Binghamton Planning Department

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

SUMMARY OF MINUTES CITY OF BINGHAMTON PLANNING COMMISSION	
MEETING DATE: September 14, 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	
Obed Varughese	Planner, Planning Department	
Sean McGee	Historic Planner, Planning Department	
Greg Buell	Zoning Officer	
Brian Seachrist	First Assistant Corporation Counsel	

APPROVAL OF MINUTES		
MOTION to approve the August 10, 2020 meeting minutes as written		
FIRST: DiFulvio	SECOND: De Angelo	VOTE: Carried (6-0-0)

SEQR DETERMINATIONS	
ADDRESS: 10 Edwards St, 17 Mather St, 43 North St and 95 Walnut St	CASE NUMBER: PC-2020-33
DESCRIPTION FROM AGENDA: Site Plan Review and special use permit to rehabilitate three existing residential buildings and construct one new single-dwelling unit, resulting in a total of four single-unit dwellings with four-bedrooms each in the R-3 Multi Unit Dwelling District.	
APPLICANT: First Ward Action Council	
REPRESENTATIVE(S): Jerry Willard, Mark Parker	
DISCUSSION POINTS:	
<ul style="list-style-type: none"> ▪ Plan includes renovating three buildings and constructing one new residential building ▪ Drywells for containing runoff include if necessary ▪ Existing structures will be rehabbed according to SHPO where applicable ▪ 92 Walnut parcel includes playground 	
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: Dziejdzic	VOTE: Carried (6-0-0)
MOTION to schedule a public hearing at the October regular meeting		
FIRST: Corcoran	SECOND: De Angelo	VOTE: Carried (6-0-0)
SEQR DETERMINATIONS		
ADDRESS: 45-53 Pennsylvania Ave		CASE NUMBER: PC-2020-28
DESCRIPTION FROM AGENDA: Site Plan Review to expand existing ancillary parking area, resulting in a 120 vehicle parking area in the C-3 Medical District		
APPLICANT: Colonial Plaza Associates		
REPRESENTATIVE(S): Mike Haas, Prescott Perkins		
DISCUSSION POINTS:		
<ul style="list-style-type: none"> ▪ Lot purchased from CVS ▪ 25 additional parking spaces in a former residential lot ▪ Existing curb opening will serve as ingress and egress ▪ Catch basins will serve as storm water storage ▪ Traffic study done previously ▪ Lot furthest from pedestrian bridge ▪ Lots to be combined 		
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	SECOND: O'Brien	VOTE: Carried (6-0-0)
MOTION to schedule a public hearing at the October regular meeting		
FIRST: Corcoran	SECOND: O'Brien	VOTE: Carried (6-0-0)
SEQR DETERMINATIONS		
ADDRESS: 28 Emma St		CASE NUMBER: PC-2020-27
DESCRIPTION FROM AGENDA: Site Plan Review and special use permit to convert the second floor of an existing building into a Congregate Living Facility with 5 sleeping units in the R-3 Multi Unit Dwelling District.		
APPLICANT: 21 Mather St LLC		
REPRESENTATIVE(S): Jose Garcia		
DISCUSSION POINTS:		
<ul style="list-style-type: none"> ▪ Proposal involves converting a living room to a bedroom ▪ Proposal requires 5 onsite parking spaces, and 3 with 250 feet 		
VOTING		
MOTION to table the project		
FIRST: Corcoran	SECOND: O'Brien	VOTE: Carried (6-0-0)
PUBLIC HEARINGS & FINAL DELIBERATIONS		
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): Matt Kerwin, Paul Reed		
DISCUSSION POINTS:		
<ul style="list-style-type: none"> ▪ Proposed 154' monopole cell tower to address service gap ▪ Motion sensor lights for maintenance ▪ Access to site through 30ft easement ▪ ZBA granted variances for proposal 		

<ul style="list-style-type: none"> ▪ Photo Sims provided ▪ Landscaping discussed 		
PUBLIC COMMENT:		
<ul style="list-style-type: none"> ▪ No one spoke in favor of the application. ▪ One member of the public spoke in opposition to the application. ▪ One letter received. 		
APPLICANT RESPONSE TO PUBLIC COMMENT:		
<ul style="list-style-type: none"> • Wireless facility will not adversely affect health as long as it operated within FCC standards 		
VOTING		
MOTION to issue a negative declaration under SEQR		
FIRST: Dziedzic	SECOND: Cahill	VOTE: Carried (6-0-0)
MOTION that the requirements for Site Plan Review and Special Use Permit have met and therefore the application has been conditionally approved, subject to the following:		
<ul style="list-style-type: none"> ▪ A revised site plan showing requested landscaping shall be submitted to the planning department 		
FIRST: Dziedzic	SECOND: De Angelo	VOTE: Carried (6-0-0)

Joseph De Angelo recused himself

PUBLIC HEARINGS & FINAL DELIBERATIONS		
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):		
DISCUSSION POINTS:		
<ul style="list-style-type: none"> ▪ The applicant wished to table 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 table the project		
FIRST: Corcoran	SECOND: O'Brien	VOTE: Carried (5-0-0)

Joseph De Angelo returned

ADJOURNMENT		
MOTION to adjourn		TIME: 7:00 pm
FIRST: O'Brien	SECOND: Corcoran	VOTE: Carried (6-0-0)