



City of Binghamton Planning Department

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

SUMMARY OF MINUTES CITY OF BINGHAMTON PLANNING COMMISSION	
MEETING DATE: October 19, 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	
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	

PUBLIC HEARINGS & FINAL DELIBERATIONS		
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, Inc.		
REPRESENTATIVE(S):		
DISCUSSION POINTS:		
<ul style="list-style-type: none"> ▪ The applicant chose 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: Dziedzic	VOTE: Carried (6-0-0)
AYE(S):	NAY(S):	ABSTENTION(S):
DELIBERATIONS:		

MOTION that the requirements for Site Plan Review and Special Use Permit have / not been met and therefore the application has been denied / been met and approved / conditionally approved, subject to the following:		
FIRST: Choose an item.	SECOND: Choose an item.	VOTE: Carried / failed (7-0-0)
AYE(S):	NAY(S):	ABSTENTION(S):
PUBLIC HEARINGS & FINAL DELIBERATIONS		
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):		
DISCUSSION POINTS:		
<ul style="list-style-type: none"> ▪ The applicant chose 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: Dziedic	VOTE: Carried (6-0-0)
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 chose 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: Dziedic	VOTE: Carried (6-0-0)
<p>Dziedic recused himself for the next case</p>		
PUBLIC HEARINGS & FINAL DELIBERATIONS		
ADDRESS: 33 Linden St		CASE NUMBER: PC-2020-36
DESCRIPTION FROM AGENDA: Site Plan Review and special use permit for the rehabilitation and conversion of an existing building into a single-unit dwelling with five bedrooms in the R-2 One & Two Unit Dwelling District		
APPLICANT: Broome County Land Bank, Corp.		
REPRESENTATIVE(S):		
DISCUSSION POINTS:		
<ul style="list-style-type: none"> ▪ The applicant chose 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. 		

<ul style="list-style-type: none"> No letters received. 		
VOTING		
MOTION to table the project		
FIRST: Corcoran	SECOND: Choose an item.	VOTE: Carried (5-0-0)

Dziedic returned to the Commission

PUBLIC HEARINGS & FINAL DELIBERATIONS		
ADDRESS: 33 S Washington St	CASE NUMBER: PC-2020-37	
DESCRIPTION FROM AGENDA: Site Plan Modification for the construction of an addition onto an existing building associated with the construction of a Vehicle Fueling Station, a Bank, and the rehabilitation of two existing commercial buildings for General Retail use in the C-4 Neighborhood Commercial District		
APPLICANT: Pritchard Property Development, Inc.		
REPRESENTATIVE(S): Brett Pritchard		
DISCUSSION POINTS:		
<ul style="list-style-type: none"> Dumpster location is changing Adding addition to Number 5 building Bypass lane is present for new drive thru building Drainage plan shows grading changes and new catch basins to be submitted Site plan will be revised for ADA purposes Addition will require CAUD approval 		
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: De Angelo	VOTE: Carried (6-0-0)

OTHER BUSINESS
DESCRIPTION: Maura Cahill has left the Commission

ADJOURNMENT		
MOTION to adjourn		TIME: 6:00 PM
FIRST: De Angelo	SECOND: De Angelo	VOTE: Carried (6-0-0)