



City of Binghamton Planning Department

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

SUMMARY OF MINUTES CITY OF BINGHAMTON PLANNING COMMISSION	
MEETING DATE: October 29, 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): Mark Parker	
DISCUSSION POINTS: <ul style="list-style-type: none"> ▪ No changes from last meeting 	
PUBLIC COMMENT: <ul style="list-style-type: none"> ▪ No one spoke in favor of the application. ▪ Ayla Serrano spoke in opposition to the application. ▪ Seven letters received. 	
APPLICANT RESPONSE TO PUBLIC COMMENT: <ul style="list-style-type: none"> • Three Dwelling Units in 10 Edwards, 17 Mather and 43 North St with four bedrooms each • 1 Dwelling Unit with four bedrooms at 95 Walnut • 4 bedrooms each • Unsure of project timeline 	
VOTING	

MOTION that the requirements for Site Plan Review and Special Use Permit have been met and therefore the application has been approved		
FIRST: Corcoran	SECOND: Dziedic	VOTE: Carried (5-0-0)

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 withdraw the project 	

Dziedic recused himself from the next case

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): Jessica Haas	
DISCUSSION POINTS:	
<ul style="list-style-type: none"> ▪ Property acquired by Land Bank through New York Attorney General Office grant ▪ Land Bank contracting First Ward Action Council to manage construction and potential buyers ▪ Single Family home ownership opportunity ▪ Five beds, two beds ▪ May keep garage if within budget ▪ Converting Two-Family to One-Family home 	
PUBLIC COMMENT:	
<ul style="list-style-type: none"> ▪ Joanne spoke in favor of the application. ▪ No one spoke in opposition to the application. ▪ No letters received. 	
VOTING	
MOTION that proposal is a Type II action, no further environmental review is required	
FIRST: Corcoran	SECOND: Ospelt
VOTE: Carried (4-0-0)	
MOTION that the requirements for Site Plan Review and Special Use Permit have been met and therefore the application has been and approved	
FIRST: Corcoran	SECOND: Ospelt
VOTE: Carried (4-0-0)	

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:	

- Landscape plan submitted
- Drainage plan submitted
- Not enough room for requested landscaping on north side of parcel
- Adequate drainage for lot

PUBLIC COMMENT:

- No one spoke in favor of the application.
- No one spoke in opposition to the application.
- No letters received.

VOTING

MOTION that the requirements for Site Plan Modification have been met and therefore the application has been approved

FIRST: Corcoran	SECOND: Ospelt	VOTE: Carried (5-0-0)
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ADJOURNMENT

MOTION to adjourn **TIME:** 6:55 PM

FIRST: Dziecic	SECOND: Ospelt	VOTE: Carried (5-0-0)
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