



# 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> January 10, 2022	<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	
Christopher Dziedzic	X	
Mario DiFulvio	X	
Paul O'Brien	X	
Kelly Weiss	X	
Emmanuel Priest	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	Corporation Counsel	

APPROVAL OF MINUTES		
<b>MOTION</b> to approve the meeting minutes with the suggested corrections		
<b>FIRST:</b> Weiss	<b>SECOND:</b> De Angelo	<b>VOTE:</b> Carried (7-0-0)

SEQR DETERMINATIONS		
<b>ADDRESS:</b> 16 Riverside Dr		
<b>DESCRIPTION FROM AGENDA:</b> Site Plan Review and special use permit to allow a Home Bed and Breakfast containing 4 (four) guest rooms in a single-unit dwelling in the C-5 Neighborhood Commercial District		
<b>APPLICANT:</b> Robin Alpaugh		
<b>REPRESENTATIVE(S):</b> NA		
<b>DISCUSSION POINTS:</b>		
<ul style="list-style-type: none"> <li>▪ Single family residences allow tandem parking spaces</li> </ul>		
VOTING		
<b>MOTION</b> that the Planning Commission intends to act as Lead Agency in SEQR review and that the action is Type II under SEQR		
<b>FIRST:</b> Corcoran	<b>SECOND:</b> O'Brien	<b>VOTE:</b> Carried (7-0-0)
<b>MOTION</b> to schedule a public hearing at the February regular meeting		
<b>FIRST:</b> Corcoran	<b>SECOND:</b> Weiss	<b>VOTE:</b> Carried (7-0-0)

PUBLIC HEARINGS & FINAL DELIBERATIONS
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<b>ADDRESS:</b> 18 Cary St		
<b>DESCRIPTION FROM AGENDA:</b> Site Plan Review and Special Use Permit to convert a 3-unit dwelling into a 4-unit dwelling in the R-3 Residential Multi-unit Dwelling District		
<b>APPLICANT:</b> Limestone Services Inc. <b>REPRESENTATIVE(S):</b> Mark Goldstein		
<b>DISCUSSION POINTS:</b> <ul style="list-style-type: none"> <li>▪ Conversion for convenience of tenants</li> <li>▪ Garage can be used for parking</li> </ul>		
<b>PUBLIC COMMENT:</b> <ul style="list-style-type: none"> <li>▪ Ed Kramowski spoke in favor of the application.</li> <li>▪ Cassandra Simmons spoke in opposition to the application.</li> <li>▪ One letter received.</li> </ul>		
<b>APPLICANT RESPONSE TO PUBLIC COMMENT:</b> <ul style="list-style-type: none"> <li>• No issues with neighbors side lot</li> </ul>		
<b>VOTING</b>		
<b>MOTION</b> that the Planning Commission intends to act as Lead Agency in SEQR review and that the action is Type II under SEQR		
<b>FIRST:</b> Corcoran	<b>SECOND:</b> Dziedic	<b>VOTE:</b> Carried (7-0-0)
<b>MOTION</b> that the requirements for Site Plan Review and Special Use Permit have been met and therefore the application has been conditionally approved: <ul style="list-style-type: none"> <li>▪ A site plan shall be submitted that shows four compliant parking spaces</li> </ul>		
<b>FIRST:</b> Corcoran	<b>SECOND:</b> De Angelo	<b>VOTE:</b> Carried (7-0-0)

<b>ADJOURNMENT</b>		
<b>MOTION</b> to adjourn		<b>TIME:</b> 6:15 PM
<b>FIRST:</b> Dziedic	<b>SECOND:</b> O'Brien	<b>VOTE:</b> Carried (7-0-0)