



City of Binghamton Planning Department

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

SUMMARY OF MINUTES CITY OF BINGHAMTON PLANNING COMMISSION	
MEETING DATE: April 11, 2022	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	
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		
MOTION to approve the March 14, 2022 meeting minutes as written		
FIRST: Weiss	SECOND: De Angelo	VOTE: (4-0-2)
AYE(S): Corcoran, De Angelo, O'Brien, Weiss	NAY(S):	ABSTENTION(S): Dziedzic, Priest

Mario DiFulvio joined the Commission

SEQR DETERMINATIONS
ADDRESS: 209 State St
DESCRIPTION FROM AGENDA: Site Plan Review for a mixed-use building with ground floor commercial space, basement Studio/Gallery space, and 11 dwelling units from floors 1-4 in the C-2 Downtown Business District
APPLICANT: Charles Ackerman
REPRESENTATIVE(S): Charles Ackerman, Alise Johnson-Schmidt, Charles Devine
DISCUSSION POINTS: <ul style="list-style-type: none"> ▪ 10 artist studios in the basement ▪ First floor has commercial space, in addition to two dwelling units ▪ Stairway added in former elevator shaft ▪ 3 units on floors 2-4 ▪ Alternate plans due to easement agreements

<ul style="list-style-type: none"> Proposal would use blue bag system 		
VOTING		
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: Dziedic	VOTE: Carried (7-0-0)
MOTION to schedule a public hearing at the May regular meeting		
FIRST: Choose an item.	SECOND: Choose an item.	VOTE: Carried (7-0-0)

PUBLIC HEARINGS & FINAL DELIBERATIONS		
ADDRESS: 105 Murray St		
DESCRIPTION FROM AGENDA: Site Plan Review and special use permit for the conversion of a one-unit dwelling into two congregate living units in the R-3 Multi-Unit Dwelling District		
APPLICANT: Amicus NY LLC		
REPRESENTATIVE(S): Paul Mingrino, Jeff Smith, Kyle Weeks		
DISCUSSION POINTS:		
<ul style="list-style-type: none"> Updated site plan, now providing 5 compliant parking space Proposal needs variance due to driveway width 5 parking spaces adequate as not all tenants have cars Private hauler for waste 		
PUBLIC COMMENT:		
<ul style="list-style-type: none"> No one spoke in favor of the application. No one spoke in opposition to the application. One letter received. 		
VOTING		
MOTION to reduce the parking requirement by two and that the requirements for Site Plan Review and Special Use Permit been met and therefore the application has been conditionally approved, subject to the following:		
<ul style="list-style-type: none"> The ZBA grants the driveway width variance 		
FIRST: Corcoran	SECOND: O'Brien	VOTE: Carried (6-1-0)
AYE(S): Corcoran, De Angelo, DiFulvio, O'Brien, Weiss, Priest	NAY(S): Dziedic	ABSTENTION(S):

ADJOURNMENT		
MOTION to adjourn		TIME: 6:10 PM
FIRST: Dziedic	SECOND: De Angelo	VOTE: Carried (7-0-0)