



City of Binghamton Planning Department

SUMMARY OF MINUTES CITY OF BINGHAMTON PLANNING COMMISSION	
MEETING DATE: May 9, 2022	LOCATION: Planning Conference Room
CALLED TO ORDER: 5:15PM	RECORDER OF MINUTES: Shalin Patel

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	
Greg Buell	Zoning Officer, Planning Department	
Brian Seachrist	Corporation Counsel	

SEQR DETERMINATIONS	
ADDRESS: 246 Washington St	CASE NUMBER: PC-2022-09
DESCRIPTION FROM AGENDA: Site Plan Review for the conversion of an existing building into an Indoor Recreation facility (barcade) in the C-2 Downtown Business District	
APPLICANT: S2 Properties LLC REPRESENTATIVE(S): Daniel Sharp	
DISCUSSION POINTS: <ul style="list-style-type: none"> ▪ Commissioner (Christopher) commented about a food truck from a render image and onsite kitchen and was asking about the city's rules on food trucks and if that is something that needs to be discussed ▪ Rules in terms of planning refer food trucks on private property zoning codes as eating/drinking establishment, same as a brick and mortar restaurant ▪ Staff member commented about impact of a food truck on the site plan, ingress egress and the aesthetics as part of site approval ▪ Commissioner (Emmanuel) commented about a consideration for additional designs of fencing to be used than what was projected (chain link) in the rendered images ▪ Commissioner (Nick) commented about garbage pickup and location of the street for which it would reside on and whether or not it would be hidden away ▪ Staff had comments about a possibility of low maintenance vegetation on site ▪ Commissioner (Nick) commented about a consideration for adding bike parking outside 	
VOTING	
MOTION that the Planning Commission intends to act as Lead Agency in SEQR review and that the action is Type II under SEQR and that no further environmental review is required	

FIRST: Corcoran	SECOND: Priest	VOTE: Carried (7-0-0)
AYE(S): Corcoran, Priest, De Angelo, DiFulvio, Dziedzic, O'Brien, , Weiss	NAY(S):	ABSTENTION(S):
MOTION to schedule a public hearing at the June regular meeting		

SEQR DETERMINATIONS		
ADDRESS: 350 Main St	CASE NUMBER: PC-2022-09	
DESCRIPTION FROM AGENDA: Site Plan Review and special use permit to establish a Convenience Store in an existing commercial space in the C-1 Service Commercial District		
APPLICANT: Berthony Permission REPRESENTATIVE(S): Jeffrey Smith with Chianis and Anderson Architects		
DISCUSSION POINTS:		
<ul style="list-style-type: none"> ▪ Staff member made a comment to ask for garbage location to be implemented on the site plan for official use ▪ Commissioner (Christopher) commented about having a written statement from neighboring property owner which would allow 350 Main St owner to locate their dumpster on neighbor's property ▪ Commissioner (Nick) commented about 5 parking spaces and having to back out of said space onto sidewalk and the street, which is a challenging parking area ▪ Commissioner (Nick) made a comment about the sale of tobacco product(s) such as cigarettes being sold at this convenience store and the criteria of this business being certain distance away from a school selling tobacco and alcohol 		
VOTING		
MOTION that the Planning Commission intends to act as Lead Agency in SEQR review and that the action is Type II under SEQR and that no further environmental review is required		
FIRST: Corcoran	SECOND: Dziedzic	VOTE: Carried (7-0-0)
AYE(S): Corcoran, Dziedzic, DiFulvio, O'Brien, De Angelo, Weiss, Priest	NAY(S):	ABSTENTION(S):
MOTION to schedule a public hearing at the June regular meeting at 5:30 PM		

SEQR DETERMINATIONS		
ADDRESS: 15 Seminary Ave	CASE NUMBER: PC-2022-09	
DESCRIPTION FROM AGENDA: Site Plan Review and special use permit to construct a new 2-story dwelling with two 5-bedroom units in the R-2 One- and Two-Unit Dwelling District		
APPLICANT: Amicus NY LLC REPRESENTATIVE(S): Jeffrey Smith		
DISCUSSION POINTS:		
<ul style="list-style-type: none"> ▪ Staff member (Tito) made a comment about congregate living use and that it is not allowed at this site ▪ Commissioner (Christopher) made a feedback comment to the property owners, should they want to change their housing site plan to congregate living later down the line, they will have to change parking structure availability to 10 spaces ▪ Staff member(s) asked or made a recommendation that a privacy fence be constructed around the rear of the yard 		
VOTING		
MOTION that the Planning Commission intends to act as Lead Agency in SEQR review and that the action is Type II under SEQR and that no further environmental review is required		
FIRST: Corcoran	SECOND: Weiss	VOTE: Carried (7-0-0)

AYE(S): Corcoran, Dziedic, DiFulvio, O'Brien, De Angelo, Weiss, Priest	NAY(S):	ABSTENTION(S):
MOTION to schedule a public hearing at the June regular meeting at 5:35 PM		

PUBLIC HEARINGS & FINAL DELIBERATIONS		
ADDRESS: 209-211 State St	CASE NUMBER: PC-2022-209:211	
DESCRIPTION FROM AGENDA: Site Plan Review and special use permit for a mixed-use building with ground floor commercial space, 11 dwelling units, and 10 Studios/Galleries in the C-2 Downtown Business District		
APPLICANT: Charles Ackerman		
REPRESENTATIVE(S): Elise Johnson Schmidt from Johnson Schmidt Architect in Corning		
DISCUSSION POINTS:		
<ul style="list-style-type: none"> ▪ Commissioner (Nick) asked if there were any changes made to the plan from previous hearing – property owner representative laid out a 2nd plan option in case the easement process does not work, which allows an exit from the back of the building and one in the front ▪ Staff member (Brian) asked about easement and why there were two options for the site plan ▪ Staff member (Tito) made a comment that they received 239 comments from the county and received no significant county-wide impact 		
PUBLIC COMMENT:		
<ul style="list-style-type: none"> ▪ No one spoke in favor or in opposition of the application ▪ No letters received 		
VOTING		
DELIBERATIONS: There were two options that were presented that would meet the requirements for site plan review and special use permit and they were both approved		
MOTION that the requirements for Site Plan Review and Special Use Permit have met and therefore the application has been met and approved / conditionally approved, subject to the following: once the applicant decided which direction they are going to head, they formalize that with the planning department		
FIRST: Corcoran	SECOND: DiFulvio	VOTE: Carried (6-0-1)
AYE(S): Corcoran, DiFulvio, O'Brien, Weiss, Priest, Dziedic	NAY(S):	ABSTENTION(S): De Angelo

OTHER BUSINESS
DESCRIPTION: 45 Carrol St – Binghamton YWCA Development
<p>Binghamton YWCA purchased a group of sites in the corner of Lisle and Carol streets. The proposed project is to rebuild/renovate the urban league building to provide a future home for the young wonders childcare center and provide residential building for 60 units. It's primarily for women and children.</p> <ul style="list-style-type: none"> - Issue of affordable housing was brought up and how this project would help offset some of the burden in the housing market of this area - Need zoning to approve parking lot and side yard - Commissioner commented about an issue of water retention and how the client prepares to combat it - Staff member commented about 3 biggest issues on the planning site plans in downtown are parking, garbage, and storm water

ADJOURNMENT	
MOTION to adjourn	TIME: 5:50 PM

FIRST: Weiss	SECOND: Dziebic	VOTE: Carried (6-0-1)
AYE(S): Weiss, Dziebic, Corcoran, DiFulvio, O'Brien, Priest	NAY(S):	ABSTENTION(S): De Angelo