



City of Binghamton Planning Department

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

SUMMARY OF MINUTES CITY OF BINGHAMTON PLANNING COMMISSION	
MEETING DATE: May 11, 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	
Maura Cahill	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	
Obed Varughese	Planner, Planning Department	
Greg Buell	Zoning Officer, Planning Department	
Sean McGee	Historic Planner, Planning Department	
Brian Seachrist	First Assistant Corporation Counsel	

SEQR DETERMINATIONS		
ADDRESS: 60-64 Main St	CASE NUMBER: PC-2020-13	
DESCRIPTION FROM AGENDA: Site Plan Review and special use permit for the conversion of an existing fraternal lodge into a multiunit dwelling with 38 units and 56 total bedrooms and the construction of an Ancillary Parking Area in the C-1 Service Commercial District		
APPLICANT: AJEM Group		
REPRESENTATIVE(S): Isaac Azanroot, Sarah Campbell		
DISCUSSION POINTS:		
<ul style="list-style-type: none"> ▪ Private hauler for garbage ▪ No exterior modifications, it will be cleaned ▪ Sidewalk will be repaired if necessary, radiant heating may be added ▪ Porter will live on-site ▪ Updated site plan to show sidewalk repair 		
VOTING		
MOTION that the Planning Commission intends to act as Lead Agency in SEQR review and that the action is Type II under SEQR		
FIRST: Corcoran	SECOND: O'Brien	VOTE: Carried (7-0-0)
MOTION to schedule a public hearing at the June regular meeting		
FIRST: Corcoran	SECOND: O'Brien	VOTE: Carried (7-0-0)
SEQR DETERMINATIONS		

ADDRESS: 191-197 Front St; 1-13 Elizabeth St; 6-16 Gerard Ave; 168-171 Oak St		CASE NUMBER: PC-2020-11
DESCRIPTION FROM AGENDA: Site Plan Review and special use permit for the construction of two four-story structures containing a combined 115 dwelling units with 139 total bedrooms and 12,015 ft2 of ground-floor commercial space in the C-4 Neighborhood Commercial District.		
APPLICANT: Walison Corp.		
REPRESENTATIVE(S): Sarah Campbell, Sal Rajput, James Gensel		
DISCUSSION POINTS:		
<ul style="list-style-type: none"> ▪ Parking area in Northwest corner may not be needed ▪ Color scheme on building may change 		
VOTING		
MOTION that the Planning Commission intends to act as Lead Agency in SEQR review and that the action is Unlisted under SEQR		
FIRST: Corcoran	SECOND: DiFulvio	VOTE: Carried (7-0-0)
MOTION to schedule a public hearing at the June regular meeting		
FIRST: Corcoran	SECOND: O'Brien	VOTE: Carried (7-0-0)

PUBLIC HEARINGS & FINAL DELIBERATIONS		
ADDRESS: 225-229 State St; 7 Lewis St		CASE NUMBER: PC-2020-06
DESCRIPTION FROM AGENDA: Site Plan Modification to convert the second floor of an existing mixed-use building into six (6) three-bedroom dwelling units in the C-2 Downtown Business District		
APPLICANT: Dester Holdings LLC		
REPRESENTATIVE(S): Ken Gay		
DISCUSSION POINTS:		
<ul style="list-style-type: none"> ▪ Site plan updated to include parking lot ▪ Reduced apron in parking lot ▪ Dumpster pad with fence enclosure included ▪ Landscape plan should be submitted to Planning Department 		
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 that the requirements for Site Plan Modification have been met and therefore the application has been approved		
FIRST: Corcoran	SECOND: Ospelt	VOTE: Carried (7-0-0)
MOTION that a revised site plan noting the landscaping and sidewalk improvements be submitted to the Planning Department		
FIRST: Corcoran	SECOND: O'Brien	VOTE: Carried (7-0-0)

PUBLIC HEARINGS & FINAL DELIBERATIONS		
ADDRESS: 41 Court St		CASE NUMBER: PC-2020-09
DESCRIPTION FROM AGENDA: Site Plan Review and special use permit to convert an existing mixed-use building into 24 dwelling units with 55 total bedrooms and ground-floor commercial space in the C-2 Downtown Business District		
APPLICANT: GBC-P42 LLC		
REPRESENTATIVE(S): Sarah Campbell, Isaac Azanroot		
DISCUSSION POINTS:		
<ul style="list-style-type: none"> ▪ Revised storefront design ▪ Revised elevation drawings 		

<ul style="list-style-type: none"> ▪ CAUD issued a recommendation that the interior space has historic significance but a are unable to make a definitive course on adaptive reuse ▪ Applicant is open to 3rd party efforts to document and/or save the murals ▪ Proposal includes installation of an elevator 		
PUBLIC COMMENT:		
<ul style="list-style-type: none"> ▪ No one spoke in favor of the application. ▪ Roger Luther spoke in opposition to the application. ▪ No letters received. 		
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: O'Brien	VOTE: Carried (5-2-0)
AYE(S): Corcoran, Ospelt, Difulvio, O'Brien, De Angelo	NAY(S): Cahill, Dziedzic	ABSTENTION(S):
PUBLIC HEARINGS & FINAL DELIBERATIONS		
ADDRESS: 79 Collier St		CASE NUMBER: PC-2020-07
DESCRIPTION FROM AGENDA: Site Plan Review and special use permit for the conversion of an existing hotel into a multi-unit dwelling with 46 units and 50 total bedrooms in the C-2 Downtown Business District		
APPLICANT: Walls of Constantinople LLC		
REPRESENTATIVE(S): Robert Harner, Nick Raymer		
DISCUSSION POINTS:		
<ul style="list-style-type: none"> ▪ Common areas have been renamed ▪ No parking will be provided by the applicant ▪ Historic chambers will not be converted to residential, will be preserved ▪ Building services area in the basement or old kitchen area may be used for trash 		
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 that the requirements for Site Plan Review and Special Use Permit have been met and therefore the application has been approved		
FIRST: Corcoran	SECOND: Ospelt	VOTE: Carried (7-0-0)
ADJOURNMENT		
MOTION to adjourn		TIME: 7:05
FIRST: De Angelo	SECOND: O'Brien	VOTE: Carried (7-0-0)