

**Summary of the Minutes**  
**October 20, 2014**  
**City of Binghamton Planning Commission**  
**City Council Chambers, City Hall**

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*An audio recording of this proceeding is on file with the Department of Planning, Housing and Community Development.*

**CALL TO ORDER**

Acting Vice Chairman Pompei called the meeting to order at 5:20 pm.

**ROLL CALL**

Present: Corcoran, Berling, Bowers, Chanecka, Emilio, Grogan, Pompei, Z. Staff

Absent: O'Loughlin

Vacant: 0

Staff Present: T. Costello, T. Martinez, L. McCullen, J. Skeadas-Sherry, B. Seachrist

**APPROVAL OF MINUTES**

*Motion to approve the Summary of the Minutes from the September 8, 2014 regularly scheduled Planning Commission meeting.*

Moved by Z. Staff, seconded by Emilio

**Motion carried (8-0-0)**

Corcoran, Berling, Bowers, O'Loughlin, Pompei, Z. Staff

Nays: None

Absent: O'Loughlin

**PUBLIC HEARINGS**

**2 COURT STREET (2014-53)**

Tina Bobier appeared to provide information on the proposal to establish a vocational school within an 8,510 square foot tenant space, including the construction of a 2,567 square foot addition to an existing 54,387 square foot commercial building.

Chairman Corcoran opened the public hearing. No one spoke in favor of, or in opposition to, the proposal.

*Motion to approve a Department of Environmental Conservation State Environment Quality Review Act Negative Declaration in conjunction with the requested review.*

Moved by Pompei, seconded by Z. Staff

**Motion carried (8-0-0)**

Ayes: Corcoran, Berling, Bowers, Chanecka, Emilio, Grogran, Pompei, Z. Staff

Nays: None

Absent: O'Loughlin

Recused: None

*Motion to approve the site plan and grant the Special Use Permit*

Moved by Pompei, seconded by Bowers

**Motion carried (8-0-0)**

Ayes: Corcoran, Berling, Bowers, Chanecka, Emilio, Grogan, Pompei, Z. Staff

Nays: None

Absent: O'Loughlin

Recused: None

**SEQR DETERMINATION**

**19 CHENANGO STREET (2014-45)**

Ashley Champion and Rich Wilson appeared to provide information on a proposal to modify an existing roof mounted telecommunications facility by replacing nine existing antennas.

*Motion to declare the proposed action a Type I action for State Environmental Quality Review.*

Moved by Z. Staff, seconded by Emilio

**Motion carried (8-0-0)**

Ayes: Corcoran, Berling, Bowers, Chanecka, Emilio, Grogan, Pompei, Z. Staff

Nays: None

Absent: O'Loughlin

Recused: None

*Motion to declare the Planning Commission be Lead Agency under the State Environmental Quality Review Act.*

Moved by Z. Staff, seconded by Pompei

**Motion carried (8-0-0)**

Ayes: Corcoran, Berling, Bowers, Chanecka, Emilio, Grogan, Pompei, Z. Staff

Nays: None

Absent: O'Loughlin

Recused: None

*Motion to set a public hearing at the regularly scheduled November 10 meeting at 5:20pm.*

Moved by Z. Staff, seconded by Pompei

**Motion carried (8-0-0)**

Ayes: Corcoran, Berling, Bowers, Chanecka, Emilio, Grogan, Pompei, Z. Staff

Nays: None

Absent: O'Loughlin

Recused: None

**91 BROAD AVENUE (2014-46)**

Larry Angel and Palwinder Singh appeared to provide information on a proposal to demolish 780 square feet of an existing building to provide for a 2,400 square foot convenience store with four new parking spaces and landscaping.

*Motion to declare the proposed action Unlisted action for State Environmental Quality Review.*

Moved by Pompei, seconded by Bowers

**Motion carried (8-0-0)**

Ayes: Corcoran, Berling, Bowers, Chanecka, Emilio, Grogan, Pompei, Z. Staff

Nays: None

Absent: O'Loughlin

Recused: None

*Motion to declare the Planning Commission be Lead Agency under the State Environmental Quality Review Act.*

Moved by Pompei, seconded by Chanecka

**Motion carried (8-0-0)**

Ayes: Corcoran, Berling, Bowers, Chanecka, Emilio, Grogan, Pompei, Z. Staff

Nays: None

Absent: O'Loughlin

Recused: None

*Motion to set a public hearing at the regularly scheduled November 10 meeting at 5:26pm.*

Moved by Pompei, seconded by Chanecka

**Motion carried (8-0-0)**

Ayes: Corcoran, Berling, Bowers, Chanecka, Emilio, O'Loughlin, Z. Staff, Pompe

Nays: None

Absent: O'Loughlin

Recused: None

**480 CONKLIN AVENUE (2014-47)**

Norm Davies and Dan Graves appeared to provide information on a proposal to construct a 43,084 square foot manufacturing and warehouse addition to an existing 76,691 square foot industrial facility.

*Motion to declare the proposed action Unlisted action for State Environmental Quality Review.*

Moved by Z. Staff, seconded by Pompe

**Motion carried (8-0-0)**

Ayes: Corcoran, Berling, Bowers, Chanecka, Emilio, Grogan, Pompe, Z. Staff

Nays: None

Absent: O'Loughlin

Recused: None

*Motion to declare the Planning Commission be Lead Agency under the State Environmental Quality Review Act.*

Moved by Z. Staff, seconded by Chanecka

**Motion carried (8-0-0)**

Ayes: Corcoran, Berling, Bowers, Chanecka, Emilio, Grogan, Pompe, Z. Staff

Nays: None

Absent: O'Loughlin

Recused: None

*Motion to set a public hearing at the regularly scheduled December 8 meeting at 5:20pm.*

Moved by Z. Staff, seconded by Pompe

**Motion carried (8-0-0)**

Ayes: Corcoran, Berling, Bowers, Chanecka, Emilio, Grogan, Pompe, Z. Staff

Nays: None

Absent: O'Loughlin

Recused: None

**200 COURT STREET (2014-52)**

Jeffrey Kent appeared to provide information on a proposal to convert a 136,245 square foot vacant manufacturing building into a multi-family dwelling containing 49 units with 163 bedrooms and a variety of amenity spaces.

*Motion to declare the proposed action Unlisted action for State Environmental Quality Review.*

Moved by Z. Staff, seconded by Chanecka

**Motion carried (7-0-0)**

Ayes: Corcoran, Berling, Bowers, Chanecka, Grogan, Pompei, Z. Staff

Nays: None

Absent: O'Loughlin

Recused: Emilio

*Motion to declare the Planning Commission be Lead Agency under the State Environmental Quality Review Act.*

Moved by Z. Staff, seconded by Bowers

**Motion carried (7-0-0)**

Ayes: Corcoran, Berling, Bowers, Chanecka, Grogan, Pompei, Z. Staff

Nays: None

Absent: O'Loughlin

Recused: Emilio

*Motion to set a public hearing at the regularly scheduled November 10 meeting at 5:30pm.*

Moved by Z. Staff, seconded by Pompei

**Motion carried (7-0-0)**

Ayes: Corcoran, Berling, Bowers, Chanecka, Grogan, Pompei, Z. Staff

Nays: None

Absent: O'Loughlin

Recused: Emilio

**OTHER BUSINESS**

Jennie Skeadas-Sherry, Brian Seachrist, Tom Costello, and the Planning Commission discussed the appeal, filed by Washington Development Associates, LLC, of the September 8, 2014 approval of case PC 2013-06.

## **ADJOURNMENT**

*Motion to adjourn*

Moved by Chanecka seconded by Pompi

Voice vote; none opposed.

Adjourned at 7:32p.m.