

Summary of the Minutes
May 11, 2015
City of Binghamton Planning Commission
City Council Chambers, City Hall

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

CALL TO ORDER

Chairman Corcoran called the meeting to order at 5:15 pm.

ROLL CALL

Present: N. Corcoran, M. Grogan, T. Scanlon, J. McCoy, A. Ospelt, J. Chanecka

Absent: R. Brooks

Staff Present: M. Giurastante, T. Martinez, T. Costello

APPROVAL OF MINUTES

A. Ospelt made a motion to approve the April minutes, seconded by J. Chanecka. The motion was unanimously approved.

PUBLIC HEARINGS

103 SUSQUEHANNA STREET - CALY PROPERTIES, LLC (2015-10)

Cheryl Sacco, attorney and Ron Kweller, applicant, appeared to provide information on the project to convert an existing 5,673 sq ft two-story structure into a multi-family dwelling with five four-bedroom units in the R-3, Residential Multi-Unit Dwelling District. The site plan had been revised to include an aisle near the handicapped accessible spots and more parking.

N. Corcoran opened the public hearing. No one spoke in favor or direct opposition to the project. Debra Hogan requested more information regarding the trash and recycling plan to which the applicant replied. The public hearing was then closed.

N. Corcoran made a motion to declare a negative declaration. The motion was seconded by J. Chanecka and unanimously approved.

N. Corcoran then made a motion that the requirements of 410-47 for Series A Site Plan Review had been met. The motion was seconded by J. Chanecka and unanimously approved.

362 STATE STREET – TRIPLE CITIES MAKERSPACE, INC. (2015-09)

Eric Leonard, applicant, appeared to provide information on the project to establish a 3,642 sq ft light industrial/personal instruction and improvement facility in the C-1, Service Commercial District. No changes were made to the site plan.

Chairman Corcoran opened the public hearing. Robert Murphy spoke in favor of the project and no one spoke in opposition. The public hearing was then closed.

J. Chanecka made a motion to establish a negative declaration, seconded by A. Ospelt. The motion was unanimously approved.

J. Chanecka then made a motion that the requirements of 410-47 for Series A site plan review had been met, seconded again by A. Ospelt. The motion was unanimously approved.

SEQR DETERMINATION

439 COURT STREET – GRIFFITHS ENGINEERING, LLC (2015-18)

Christopher Stastny appeared to provide information for the previously approved proposal to construct a Drive Through Restaurant in the C-1, Service Commercial District. Since the project was approved more than a year ago (January 2014), the project must be reapproved. Changes to the site plan include: increased green space and modifications to minor modifications to the size of building.

J. Chanecka made a motion to declare the proposed action an unlisted action for State Environmental Quality Review, seconded by M. Grogan. The motion was unanimously approved.

J. Chanecka made a motion to declare the Planning Commission “Lead Agency” under the State Environmental Quality Review Act, seconded by M. Grogan. The motion was unanimously approved.

J. Chanecka made a motion to set a public hearing on June 8, 2015, seconded by M. Grogan. The motion was unanimously approved.

33 RIVERSIDE DRIVE – LEO O’CONNOR (2015-19)

Leo O’Connor appeared to provide information for the proposal to construct a parking lot for the establishment of a Business Office in the R-1, Residential Single-Unit Dwelling District. He proposed a wrap around drive-way to create a safe means of ingress and egress for clients. Approval from the Traffic Board will be sought at the June 11th meeting.

N. Corcoran made a motion to declare the proposed action an unlisted action for State Environmental Quality Review, seconded by J. Chanecka. The motion was unanimously approved.

N. Corcoran made a motion to declare the Planning Commission “Lead Agency” under the State Environmental Quality Review Act, seconded by J. Chanecka. The motion was unanimously approved.

N. Corcoran made a motion to set a public hearing on June 8, 2015, seconded by J. Chanecka. The motion was unanimously approved.

5 MERRICK STREET – FAIRVIEW RECOVERY SERVICES (2015-23)

Dwight Wethey, engineer, appeared to provide information for the proposal to construct a new residential facility at an existing Community Residential Facility in the R-3, Residential Multi-Unit Dwelling District. The proposal is to construct a new 18-bed facility, similar to the existing buildings on site. Traffic should not be impacted because the residents will not have vehicular access – the facility will provide group transport.

N. Corcoran made a motion to declare the proposed action an unlisted action for State Environmental Quality Review, seconded by J. Chanecka. The motion was unanimously approved.

N. Corcoran made a motion to declare the Planning Commission “Lead Agency” under the State Environmental Quality Review Act, seconded by J. Chanecka. The motion was unanimously approved.

N. Corcoran made a motion to set a public hearing on June 8, 2015, seconded by J. Chanecka. The motion was unanimously approved.

OTHER BUSINESS

(None)

ADJOURNMENT

Brooks made a motion to adjourn, seconded by Corcoran, unanimously approved.

The meeting adjourned at 8:34 pm.