

Summary of the Minutes
May 5, 2014
City of Binghamton Planning Commission
City Council Chambers, City Hall

CALL TO ORDER

Chairman Corcoran called the meeting to order at 5:18 pm.

ROLL CALL

Present: Corcoran, Berling, Bowers, Chanecka, Emilio, O'Loughlin, Pompei, Z. Staff

Absent: 0

Vacant: 1

Staff Present: T. Costello, T. Martinez, L. McCullen, B. Seachrist

APPROVAL OF SUMMARY OF THE MINUTES

Motion to approve the Summary of the Minutes from the April 7, 2014 regularly scheduled Planning Commission meeting.

Moved by Pompei, seconded by O'Loughlin

Motion carried (8-0-0)

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

Nays: None

Absent: None

Abstained: Chanecka

SEQR DETERMINATION

140 COURT STREET (2014-14)

George Haus and Patty Anagnostakos appeared to provide information on the proposed project to convert the fourth floor of an existing mixed-use building to a 4-bedroom dwelling unit and a 5-bedroom dwelling unit.

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

Moved by Emilio, seconded by Z. Staff

Motion carried (8-0-0)

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

Nays: None

Absent: None

Recused: None

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

Moved by Emilio, seconded by Z. Staff

Motion carried (8-0-0)

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

Nays: None

Absent: None

Recused: None

Motion to set a public hearing for June 2, 2014 at 5:20pm

Moved by Emilio, seconded by Z. Staff

Motion carried (8-0-0)

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

Nays: None

Absent: None

Recused: None

PUBLIC HEARINGS

104 BEVIER STREET (2014-16)

Robert M., representing FOE #2119, appeared to provide information on the proposed project to legally establish a membership club in an existing facility.

Chair Corcoran opened the public hearing. No one spoke in favor of, or in opposition to, the proposal. No letters were received in favor of or in opposition to the proposal.

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

Subject to the following conditions:

- Prior to the issuance of a building permit, a revised site plan showing the following items shall be submitted to Planning Staff for review and approval:
 - Size, location and species of plantings in 5' landscape buffer
 - At least one handicap accessible parking space
 - Parking area lighting
 - All other planned improvements of parking area
 - All means of ingress and egress to and from the building

Moved by Emilio, seconded by Pompei

Motion carried (8-0-0)

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

Nays: None
Absent: None
Recused: None

172-178 STATE STREET (2014-04)

Richard Lewis appeared to provide information on the proposed project to convert a commercial and industrial building into multi-unit residential with ground floor commercial.

Chairman Corcoran opened the public hearing. No one spoke in favor of the proposal. Michael Grazzo, Thomas Fitchette and Gregory Collins spoke in opposition to the proposal. No letters were received in favor of or in opposition to the proposal.

Mr. Lewis requested that a straw vote be taken to determine how Commission members would vote after the completion of the SEQR process.

Vote results (4-2-1)

Ayes: Corcoran, O'Loughlin, Pompei, Z. Staff
Nays: Berling, Bowers
Abstained: Chanecka

Motion to table the public hearing indefinitely until the Phase 2 testing is done.

Moved by O'Loughlin, seconded by Z. Staff

Motion carried (7-0-0)

Ayes: Corcoran, Berling, Bowers, Chanecka, O'Loughlin, Pompei, Z. Staff
Nays: None
Absent: Emilio
Recused: None

BLUEPRINT BINGHAMTON

Per the request of City Council, the Planning Commission held a public hearing of the draft Comprehensive Plan and Main and Court Street Corridor Plan. Beverly Rainforth, Diane Cranston, Ed Crumb, Lou Sebesta and Stephen Bard provided public testimony. The public hearing was then closed. The Commission then deliberated on the drafts for two and a half hours.

Motion to recommend that the City Council adopt the Comprehensive Plan, with the following amendments:

1. Housing – Recommendations related to student housing outside of the Urban Village District, such as downtown, should be strengthened and the creation of development standards should be explored, such as density limitations, limiting number of permits/year for multifamily projects involving dwellings units with more than 4 bedrooms per unit.

2. Transportation – Recommendation 1.4 – clarify that North Shore Drive is not a City asset. Amend to say that this project requires partnering with the DOT and BMTS. Add in the concept of North Shore Drive as a boulevard as an alternative.
3. Hydraulic fracturing –Recommends that a page be added to the Plan that provides a general statement on why hydraulic fracturing was bit studied as a part of this project, etc., and recommends that an amendment to the Plan, and ultimately to the Zoning Code, be made in the near future to address it.
4. Economic Development – new recommendation – Facilitate transparency in the development review process by creating a process map and updating webpage.
5. Landscaping/Stormwater Management Bank – new recommendation – the City should explore developing a banking system that can be used for developers that don't have room to provide landscaping or onsite stormwater management.
6. Parking – new recommendation– same concept as #5 but with parking.
Moved by Bowers, Seconded by Staff

Moved by Bowers, seconded by Z. Staff

Motion carried (8-0-0)

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

Nays: None

Absent: None

Recused: None

Motion to recommend that the City Council adopt the Main & Court Street Corridor Plan as drafted

Moved by Bowers, seconded by Z. Staff

Motion carried (8-0-0)

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

Nays: None

Absent: None

Recused: None

ADJOURNMENT

Motion to adjourn the meeting.

Moved by O'Loughlin seconded by Z. Staff

Voice vote; none opposed.

Adjourned at 9:10 p.m.