

Summary of the Minutes

June 3, 2013 Regular Meeting

City of Binghamton Planning Commission

City Council Chambers, City Hall

CALL TO ORDER

Chairman Stella called the meeting to order at 5:17 pm.

ROLL CALL

Present: Stella, Bowers, Emilio, Ayres, Berling, Staff, O'Loughlin (arrived @ 5:25)

Absent: Corcoran, Pompei

Vacant: None

Staff Present: L. McCullen, P. Day, Alpern (Intern)

APPROVAL OF SUMMARY OF THE MINUTES

Motion to approve the Summary of the Minutes from the May 6, 2013 regularly scheduled Planning Commission meetings, with one requested edit (noted and made by Planning Staff).

Moved by Ayres, seconded by Berling

Motion carried (6-0-0)

Ayes: Stella, Ayres, Berling, Staff, Emilio, Bowers

Nays: None

Absent: Corcoran, Pompei, O'Loughlin

Recused: None

PUBLIC HEARINGS

21 Chenango Street (2013-19)

Reinaldo Valenzuela appeared to provide information on a proposed Mixed-Use Project to convert 2nd-3rd floors of existing structure to Multi-Unit Dwelling (16 total Units (1-3 BRs each), 30 total Bedrooms) and 1st floor Commercial (Use TBD) in the C-2 District.

Chairman Stella opened the public hearing. No one spoke in favor or in opposition of the proposal. No letters were received in favor or in opposition of the proposal. Chairman Stella then closed the public hearing.

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

Moved by Emilio, seconded by O'Loughlin

Motion carried (7-0-0)

Ayes: Stella, Emilio, O'Loughlin, Ayres, Berling, Bowers, Staff
Nays: None
Absent: Corcoran, Pompei
Recused: None

Motion to approve the Series A Site Plan & Special Use Permit Review.

Moved by Emilio, seconded by O'Loughlin

Motion carried (7-0-0)

Ayes: Stella, Emilio, O'Loughlin, Ayres, Berling, Bowers, Staff
Nays: None
Absent: Corcoran, Pompei
Recused: None

28 Lincoln Avenue (2013-25)

Dave Thomas appeared to provide information on a proposed new construction of a 1-story addition, adding 2 bedrooms to an existing 4-bedroom single family dwelling in the R-1 District.

Chairman Stella opened the public hearing. No one spoke in favor or in opposition of the proposal. No letters were received in favor or in opposition of the proposal. Chairman Stella then closed the public hearing.

Motion to approve the Series A Site Plan & Special Use Permit Review, for the action determined to be a Type II Action under SEQR, therefore not requiring further environmental review or declaration.

Moved by Emilio, seconded by Bowers

Motion carried (7-0-0)

Ayes: Stella, Emilio, O'Loughlin, Ayres, Berling, Bowers, Staff
Nays: None
Absent: Corcoran, Pompei
Recused: None

83 Court Street (2013-02)

Larry Gladstone appeared to provide information on an application for Series A Site Plan & Special Use Permit for a use of Multi-Unit Dwelling in the C-2, Downtown Business District.

Chairman Stella opened the public hearing. No one spoke in favor or in opposition of the project. No letters were received in favor or in opposition of the project. Chairman Stella then closed the public hearing.

Prior to further deliberations, Planning Staff clarified that a Negative Declaration for SEQR for this project (including the portion currently under review) had been issued at the previous meeting of the Planning Commission (5/6/13) and the further environmental review or declaration was not necessary for the proposed project.

Motion to approve the Special Use Permit and Series A Site Plan for a Multi-Unit Dwelling in the C-2 District for the portion of the project occurring within the parcels formerly known as 15-17 Chenango Street and 1 Commercial Alley, prior to the consolidation of these and 2 other separate tax parcels into the property currently known as 83 Court Street, with a condition:

- 1. That the condition of Series A Site Plan & Special Use Permit approval for the project issued on May 6, 2013 by Planning Commission shall be applied to this approval as well, and that this approval does not remove or modify the requirement for completion of that condition of approval in any way.*

Moved by Staff, seconded by Bowers

Motion carried (7-0-0)

Ayes: Stella, Emilio, O'Loughlin, Ayres, Berling, Bowers, Staff

Nays: None

Absent: Corcoran, Pompei

Recused: None

SEQR DETERMINATIONS

20 Hawley Street (2013-22)

Joseph Genzano, Jeff Wyszynski, Michael Kuczinski, Alfred Weissman and Alan Weissman appeared to provide information on the application for Special Use Permit & Series A Site Plan Review for the proposed new construction of two 5-story additions for Multi-Unit Dwelling Unit use (40 Units, 180 Bedrooms) at an existing Mixed-Use Development in the C-2 District.

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

Moved by Staff, seconded by Bowers

Motion carried (7-0-0)

Ayes: Stella, Emilio, O'Loughlin, Ayres, Berling, Bowers, Staff

Nays: None

Absent: Corcoran, Pompei

Recused: None

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

Moved by Staff, seconded by Emilio

Motion carried (7-0-0)

Ayes: Stella, Emilio, O'Loughlin, Ayres, Berling, Bowers, Staff

Nays: None

Absent: Corcoran, Pompei

Recused: None

Motion to set a public hearing for July 1, 2013 at 5:20pm.

Moved by Staff, seconded by Emilio

Motion carried (7-0-0)

Ayes: Stella, Emilio, O'Loughlin, Ayres, Berling, Bowers, Staff

Nays: None

Absent: Corcoran, Pompei

Recused: None

2 & 2.5 Eldredge Street (2013-23)

Mark Parker and Brian Culver appeared to provide information on the application for Special Use Permit & Series A Site Plan Review for the proposed for new construction of a 7,800 SF addition for an existing Light Manufacturing use in the C-1, Service Commercial District.

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

Moved by Staff, seconded by Emilio

Motion carried (7-0-0)

Ayes: Stella, Emilio, O'Loughlin, Ayres, Berling, Bowers, Staff

Nays: None

Absent: Corcoran, Pompei

Recused: None

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

Moved by Staff, seconded by Emilio

Motion carried (7-0-0)

Ayes: Stella, Emilio, O'Loughlin, Ayres, Berling, Bowers, Staff

Nays: None

Absent: Corcoran, Pompei

Recused: None

Motion to set a public hearing for July 1, 2013 at 5:25 p.m.

Moved by Staff, seconded by Ayres

Motion carried (7-0-0)

Ayes: Stella, Emilio, O'Loughlin, Ayres, Berling, Bowers, Staff

Nays: None

Absent: Corcoran, Pompei

Recused: None

OTHER BUSINESS

None

ADJOURNMENT

Motion to adjourn the meeting.

Moved by Ayres, seconded by Staff

Voice vote; none opposed.

Adjourned at 7:48 p.m.