



# Department of Planning, Housing, & Community Development

**Mayor, Richard C. David**

*Acting Director, Jennifer Taylor*

TO: City Council Members  
FROM: PHCD Staff  
DATE: April 11, 2014  
RE: Comprehensive Plan and Main & Court Corridor Plan – Public comments received 04/12/14 through 04/17/14

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**Comment 1: Received on 4/14/14 via email from Toby Wollin ([htwollin@yahoo.com](mailto:htwollin@yahoo.com))**

What to do with storm water to keep it out of the storm drains and the river –  
How about this - we have a LOT of buildings in downtown Binghamton with big flat roofs. It would save the building owners a lot of money in terms of HVAC in the spring, summer and fall, if they would have green roofs (whether just plants, or putting in lots of planter boxes, trees, etc.), and the plants and soil would absorb a lot of the rainwater. Anything extra could be stored, via a pumping system, into cisterns on the roof (to water the plantings during hot dry weather).  
A lot of this sort of system has been put into place in Chicago.  
Toby Wollin

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**Comment 2: Received on 4/15/14 via email from Nick Cecconi ([ncecon1@gmail.com](mailto:ncecon1@gmail.com))**

Hello,

I am a resident of Binghamton and potentially a home buyer.  
Housing recommendation 5.1, page 140

I think neighborhoods should have their own names and character. I love that Minneapolis has names like Seward, Howe, Longfellow, Minnehaha, etc. throughout the whole city. Binghamton should have similar names (Bennett, Riverside, Grand, Columbus Park), they should be visible in online mapping software (Google maps), and they should be officially recognized by the city.

Those names should not be "west side, east side, south side, first ward, etc." which are unimaginative and don't actually describe neighborhoods so much as large tracts of the cities with no real Binghamton west of the Chenango River is not one neighborhood. The planning department could divide up the neighborhoods and residents them choose a name. It would be a great way to engage residents and use social media, also. Lastly, I think something like this should be don out of a desire to foster local identity, community pride, and better connection with one's actual neighbors, not out of a desire to better "brand and market" those neighborhoods.

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**Comment 3: Received on 4/16/14 via personal delivery from Kevin McDevitt [see attached letter]**

## McDevitt Family Trust

04-16-14A09:40 RCVD

195 Orchard Road Great Bend PA 18821

April 16, 2014

AT: **Melissa Enoch, Planner**

RE: **Blueprint Binghamton – Comprehensive Plan Update  
Land Use Mapping - Proposed**

To Whom It May Concern:

As a resident of the City of Binghamton (23 Euclid Avenue) and member of the McDevitt Trust, I am writing to express concern about the proposed land use recommendation for upper Pennsylvania Avenue, on the east side of the street, in the area bounded by Manier Avenue to the northern edge, Morris Street on the southern edge, and easterly across the flood control channel to Park Avenue.

In our experience, we have negotiated with commercial developers who had an interest in the redevelopment of this area for commercial occupancies. Unfortunately, this type of development is precluded by current zoning requirements, which designate this area as R-3 Multi-Unit Residential.

In the past, residential occupancies in the immediate vicinity of these structures had a much higher density and offered a much more positive opportunity for property owners. All of Manier Avenue and the majority of parcels on Pennsylvania, north of Manier Avenue, were almost entirely residential, including a substantial number of single family homes.

Over the years, however, new commercial development, which includes the Weiss shopping plaza and the Orthopedic medical office complex have substantially altered the character of the neighborhood. Auto traffic in this area is significant and oriented to the commercial opportunities available in the neighborhood. Much of this traffic is through traffic between residential areas in the Town of Binghamton gaining access to other parts of the region via Route 434.

An honest assessment of the prospects for the remaining residential properties, located within the above-described area, will continue to be poor, unless this area is re-zoned for commercial occupancies. Under current zoning regulations, the residential use of property within a C-district allows any residential use consistent with an R-3 district. In this context, the persistence of current residences would be supported by the code. At the same time, new investment for commercial purposes would be allowed and supported by zoning regulation.

We encourage you to reconsider the land use recommendation for this area, as currently provided in the Draft Comprehensive Plan. We are confident that property owners in this area will support this prospect and view it as a logical consequence of the historical pattern of investment.

Your support for this request is appreciated. Thank you.



Kevin McDevitt