



Department of Planning, Housing, & Community Development

Mayor, Richard C. David
Director, Dr. Juliet Berling

STAFF REPORT UPDATE

Planning Commission Date:	September 14, 2015
Project Address	20 Hawley Street
Applicant	Alfred Weissman Real Estate, LLC
Tax ID Number	160.49-1-22
Case Number:	2015-35
Acreage:	1.72 acres
Zoning:	Downtown Business District (C-2)

REVIEW REQUESTED

This application is for the construction of two 5-story additions, containing a total of 40 residential units, at the property known as 20 Hawley Street. The proposed addition would add 90,000 square feet of floor area to the existing building and would accommodate 40 new units and 180 bedrooms.

The proposal requires 93 parking spaces. The proposed off-site parking location contains 421 spaces. Between 286 and 323 of those spaces are allocated to the hotel, leaving between 135 and 98 spaces available for 20 Hawley Street.

The site is located in the C-2 Downtown Business District. The proposed project requires Series A Site Plan and Special Use Permit approval for new construction of an addition with Dwelling Units Containing More Than 4 Bedrooms.

STAFF COMMENTS

- The proposed project was approved by the Planning Commission on September 8, 2014. It has been remitted to the Planning Commission due to the determination that, prior to the September, 2015 approval, the project had been improperly classified as an Unlisted action under State Environmental Quality Review (SEQR) and, thus, the Negative Declaration that was issued was invalid. The action is now being reconsidered as a Type I action under SEQR, specifically due to its proximity to the Court Street Historic District. The Planning Commission should carefully consider any potential moderate to large impacts this project may have on the integrity of the adjacent historic district. The Planning Commission should also consider, under SEQR, any potential moderate to large adverse impacts the proposed project may have on traffic or parking in the vicinity of 20 Hawley Street.
- The applicant has proposed providing the 93 required parking spaces for this project at 225 Water Street, also known as the Doubletree Hotel. The proposed location is approximately 1,425 feet from 20 Hawley Street. Per the City of Binghamton Zoning Ordinance, off-site parking must be provided within 800 feet in commercial districts. Therefore, the applicant's proposal requires a variance to provide parking beyond 800 feet. The applicant has applied for the variance from the Zoning Board of Appeals. The public hearing for that variance will be held jointly with the Planning Commission

public hearing for the case on September 14th.

- The Planning Commission must determine if the required number of spaces for the proposal at 20 Hawley Street (93 spaces) is available at the off-site parking facilities at 225 Water Street. The parking facilities at 225 Water Street have 421 spaces combined. In determining how many spaces are available for use by 20 Hawley Street, the number of spaces required for the hotel on site must be subtracted from the total number of spaces. The City of Binghamton Zoning Ordinance does not have a stated minimum parking requirement for the land use “Hotel.” Therefore, the Planning Commission can consider either of the following required number of spaces for the existing hotel, based on parking requirements for similar uses in the ordinance:

Bed & Breakfast: 2 spaces + 1 space per guest room = 209

+

Health Club: 1 space per 200ft² of leasable area = 77

Total: 286 required spaces

Studio/Efficiency: 1 space per unit = 207

+

Restaurant: 1 space per seat + 1 space per 2 employees on shift = 39

+

Health Club: 1 space per 200ft² of leasable area = 77

Total: 323 required spaces

- The Planning Commission has the authority to waive 20% of the minimum parking requirement, which would bring the required number of spaces for the proposed project to 74.