



Department of Planning, Housing, & Community Development

Mayor, Richard C. David
Director, Jennie Skeadas-Sherry

STAFF REPORT

TO: Planning Commission Members
FROM: Planning Housing and Community Development
DATE: June 13, 2014
SUBJECT: 197-203 Court Street and 42-46 Pine Street; Special Use Permit / Series A Site Plan Review
TAX ID #: 160.34-2-34, 160.34-2-35, 160.34-2-36, 160.34-2-37, 160.34-2-14, 160.34-2-15, 160.34-2-16
CASE: 2014-31

A. REVIEW REQUESTED

The project applicant intends to submit a proposal to the Veteran's Affairs Administration (VA) for the reuse of the old Sheltered Workshop building (203 State Street) for use as a Medical Treatment Center (classified in the City of Binghamton Zoning Code as "Clinic, Medical, Diagnostic or Treatment Center). The subject building is two-stories and 18,393 square feet. The renovated building would contain 15 treatment rooms, office space, a conference room and waiting areas.

As part of the proposal to the VA, the site must accommodate parking for at least 100 vehicles. The proposal therefore includes the demolition of 42 Pine Street and 197 and 199 Court Street with the intent of demolishing the existing structures and merging these parcels into 203 Court Street for the purposes of providing parking.

The subject parcels are located in the C-1 Service Commercial District and the R-2 One and Two Family Dwelling District. Medical Clinics located in the C-1 Zone require a Special Use Permit and Series A Site Plan Review from the Planning Commission. The Zoning Board of Appeals will review a Use Variance for the portion of the project located within the R-2 District.

The purpose of the June 16 Planning Commission meeting is to start the SEQR process by determining Lead Agency. Please see the applicant's attached Environmental Assessment Form.

The applicant's proposal is a SEQR **Unlisted** Action. The Planning Commission may be the lead agency to determine any environmental significance.

1. Motion to determine what type of action:
 - a. Type I
 - b. Type II
 - c. **Unlisted**
2. Determine Lead Agency.
3. Motion to schedule a public hearing.

J. ENCLOSURES

Enclosed is a copy of the site plan, site photographs and application.