



Department of Planning, Housing, & Community Development

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Mayor, Matthew T. Ryan
Director, Tarik Abdelazim

MAR 15 2013

OFFICE OF THE CITY CLERK
CITY OF BINGHAMTON

Planning Commission Official Decision

TO: Angela Holmes, City Clerk, and Tom Costello, Building Bureau
FROM: Patrick C. Day, Planner
DATE: March 11, 2013
RE: 257-263 Washington Street: Special Use Permit & Series A Site Plan Review
PETITIONER: Kevin Findley
CASE #: PC 2012-54
TAX ID: 160.33-1-4, 160.33-1-5, 160.33-1-6, 160.33-1-7
CC: T. Costello, L. Webb, K. Findley, File

Series A Site Plan / SUP Review for proposed renovation of 2 existing structures (257 & 263 Washington St) for use as Multi-Unit Dwelling, and new construction of an associated off-street parking area (following demolition of existing structure at 259 & 261 Washington St) in the C-1, Service Commercial District.

On February 4, 2013, at a duly convened, regularly scheduled meeting of the Planning Commission, Kevin Findley and Steve McElwain presented information on the proposed project. After due deliberation, Robert Pompei made a motion, seconded by Michelle O'Loughlin, determining that the proposed action is an Unlisted action under SEQR. The Planning Commission voted 6-0-0 on the motion. The following Planning Commission members voted to approve the motion: John Stella, Robert Pompei, Nicholas Corcoran, Mark Bowers, Michelle O'Loughlin and Zach Staff. No one voted against the motion. David Ayres, Domenic Emilio and Juliet Berling were absent.

After due deliberation, a motion was made by Robert Pompei and seconded by Michelle O'Loughlin, declaring the intent of the Planning Commission to act as Lead Agency under SEQR. The Planning Commission voted 6-0-0 on the motion. The following Planning Commission members voted to approve the motion: John Stella, Robert Pompei, Nicholas Corcoran, Mark Bowers, Michelle O'Loughlin and Zach Staff. No one voted against the motion. David Ayres, Domenic Emilio and Juliet Berling were absent.

Robert Pompei then made a motion, seconded by Michelle O'Loughlin, to set a public hearing for March 4, 2013 at 5:20 p.m. The Planning Commission voted 6-0-0 on the motion. The following Planning Commission members voted to approve the motion: John Stella, Robert Pompei, Nicholas Corcoran, Mark Bowers, Michelle O'Loughlin and Zach Staff. No one voted against the motion. David Ayres, Domenic Emilio and Juliet Berling were absent.

At a duly convened, regularly scheduled Planning Commission meeting, a public hearing was held on March 4, 2013 at 5:20 p.m. as required by Section 410.39(D)1 of the Zoning Ordinance. The Petitioner presented proof of service by certified mail and by publication as required by Section 410.39(D)2 of the Zoning Ordinance and paid the required filing fee. The petitioner also posted the public notice sign as required.

Kevin Findley appeared at the meeting to present information on the proposed project. No one spoke in favor or in opposition of the project. No letters were received in favor or in opposition of the proposal.

After due deliberation, Robert Pompei made a motion, seconded by Michelle O'Loughlin, that the Planning Commission, acting as Lead Agency under SEQR, make a Negative Declaration that there are no adverse environmental impacts created by the proposed project. The Planning Commission voted 8-1-0 on the motion. The following Planning Commission members voted to approve the motion: John Stella, Robert Pompei, Nicholas Corcoran, Domenic Emilio, Michelle O'Loughlin, David Ayres, Mark Bowers, Juliet Berling and Zach Staff. Mark Bowers voted against the motion. No one was absent.

After due deliberation, Robert Pompei made a motion, seconded by Michelle O'Loughlin, to approve, with conditions, the Series A Site Plan / Special Use Permit. The Planning Commission voted 9-0-0 on the motion. The following Planning Commission members voted to approve the motion: John Stella, Robert Pompei, Nicholas Corcoran, Domenic Emilio, Michelle O'Loughlin, David Ayres, Mark Bowers, Juliet Berling and Zach Staff. No one voted against the motion. No one was absent.

PETITION: The Special Use Permit and Series A Site Plan for a Multi-Unit Dwelling and Off-Street Parking Area were APPROVED, with conditions:

1. **That the applicant shall obtain the approval of the Commission on Architecture & Urban Design (CAUD) for any & all modifications to the exterior of the subject structures, including the northern façade of the structure known as 257 Washington Street (the final design proposal of which will follow demolition of the structure located at 259 Washington Street);**
2. **That the applicant shall submit a revised site plan to Planning Division Staff prior to issuance of Building Permits, that includes:**
 - exterior lighting installations that result in illumination of all portions of the installed off-street parking area;
 - the incorporation of all planting recommendations of the Shade Tree Commission as stated in their comment letter dated 12/20/12;
 - relocation of all parking spaces reserved for handicapped use to location(s) abutting handicapped accessibility ramp(s);
 - all conditions of approval listed as a note on the plan;
3. **And, that a final Urban Runoff Reduction Plan (URRP) be submitted and approved by City of Binghamton Engineering Department.**

A summary of the minutes of this meeting will be filed with the City of Binghamton Planning Department.

Petition Number: PC 2012-54

Dated: 3/13/13

Dated: 3/15/13

Reviewed and Approved:


Brian Seachrist, 1st Assistant Corporation Counsel


John Stella, Planning Commission Chairman