

AGENDA
PLANNING BOARD
SPECIAL MEETING
TUESDAY NOVEMBER 1, 2016
6:00 P.M. – TOWN HALL – 1529 NYS RTE 12
BINGHAMTON – NY – 13901

PRESENT: Cynthia Paddick - Chair
Messer: Donnelly, Carl, Blythe and Worden

ALSO, PRESENT: Alex Urda P.E. - Town Engineer
Scott Russell – Assessor’s Aide
James DiMascio - Town Board Member
Michael Boland- Planning Board Alternate

The special meeting convened at 6:00 p.m., at which time Mrs. Paddick called the meeting to order.

NEW BUSINESS

- CUNNINGHAM JEWELRY- David Cunningham- 1139 Upper Front St. - TM#128.08-1-1.1- Application for commercial re-occupancy for jewelry store within the Nimmonsburg Square Plaza.

Mr. Urda – The applicant is requesting a commercial re-occupancy in a portion of the Nimmonsburg Square Plaza to open a jewelry store. The existing plaza consists of 2 buildings approximately 40,000 square feet of gross floor area. The change of use from Liberty Mutual Insurance to a retail use does not change the parking requirements. Per Town Code for every 250 square feet of floor area requires 1 parking stall, they currently have 160 parking spaces. There is ample parking available, the owner and applicant should be aware that the ADA parking stalls van aisle and signage be maintained to the latest ANSI/ADA and NYS building codes. The signage will require code office review for approval any interior modifications will require a building permit from the code office. This project is subject to Broome County 239 review and they had no concerns regarding this re-occupancy since it is very straight forward. This is a Type II action under SEQR. Approval is recommended.

Mr. Russell from the Ordinance Department – We are in favor of this project with a fire inspection and sign permit and building permit being required prior to opening for business.

The applicant Mr. Cunningham and his wife were both present to answer questions from the Board.

Mrs. Paddick -When do you plan on opening?

Mr. Cunningham - As soon as possible.

There being no further discussion or questions for the applicant a motion was made by Mr. Donnelly, seconded by Mr. Blythe to approved this commercial site plan re-occupancy.

Roll Call: Ayes – 5 Nays – 0

Mr. Blythe – Questioned the need for reviewing the parking on existing plaza?

Mr. Urda – This is to ensure there is ample parking. It all depends on the occupancy if it is for a dentist office or restaurant there are different criteria regarding the square footage of the building and its use. For example the Moe’s Plaza, they originally wanted 2 restaurants for the plaza. You need 2 different uses office and restaurant to accommodate the shared parking.

There being no further discussion the Board unanimously agreed to adjourn at 6:09 p.m.

Respectfully submitted,

Diane Aurelio
Ordinance Secretary