



MINUTES

Town of Binghamton Planning Board

Quarterly Meeting

Monday January 13, 2020 | 6:30pm

Members

Present: Bill McGowan, Dave West, Ray Mastin, Christopher Streno, Alan Pope – Atty.

Absent: Kathy Kiekel, Deborah Magee – Secretary, Victoria Xlander – Town Board

Both the ZBA and Planning Boards met together in the Conference Room. A Call to Order was made by Supervisor Rounds and she addressed both Boards, thanking them for their patience and understanding with the new schedule and combined training plans for both Boards. All members introduced themselves and the respective Chairpersons were recognized. Attorneys Alan and Rose Pope were present to represent each Board.

A Legal Corner entitled “Planning Board Basics/Site Plan Process” was presented to the members of both Boards by Attorney Alan Pope. He distributed handouts of the Planning Board Basics along with some examples of Zoning Regulations taken from Section 240 of the Town Code. Mr. Pope discussed the different ways projects or issues can be brought to both Boards and what steps are then taken in the process. Nick Pappas was present and explained his role in the process. Information regarding the Town Board’s role was also discussed.

At the conclusion of the Legal Corner, the ZBA and Planning Board separated for their own meetings. Attendance was taken and the meeting began with a recognition of the Minutes from October 2019. It was agreed upon that going forward, future minutes would be emailed to all members after the meeting so that they could be reviewed. Corrections or changes would be dealt with and then the minutes would be finalized, awaiting recognition at the next meeting.

Scott Mastin (Engineer for Broome County Department of Public Works) spoke to the Board regarding the Broome County Veteran’s Resource Center on the former Vestal Hills Country Club property. He relayed the following information on the project;

- They are advancing design plans with the architects and engineers.
- They are doing some interior demolition in advance of construction.
- They have excavated the failed wall and removed it, and have temporarily shored the area above the wall.
- They are awaiting a time for the weather to cooperate to get the forms installed and filled with concrete.



MINUTES

- They are awaiting some test results that will help determine the SEQR determination.
- They will eventually send building plans to the town for review.
- The tentative plans for “small homes” or any kind of residential services have been removed from the project.
- Hoping for construction to begin this year.

Planning Board member Ray Mastin spoke about the two minor issues with the PDD Zoning from last year. Those two issues are still pending. They are (taken from previous meeting minutes);

- One parcel that is along the easterly/southerly boundary of the Town Park where it comes to Hance Road there is a 50' block of land that belongs to the park that is not color coded correctly. He further explained that it is owned by the Park and needs to be correctly identified as such.
- There is also a parcel that is the driveway to the Riding and Racquet Ball Club that the Town Board titled as land use (PDD). Mr. Mastin said it was deeded as a parcel when he began the PDD update that needs to be removed from land use and correctly put into the highway use. He will speak to Doug English and have it corrected.

The training status of the members was shared and the Chairman was educated on the proper way to carry-over the 2019 numbers into 2020.

A potential property purchase/construction project for 1103 Hawleyton Road was discussed. There was no official action necessary as it was just an informational discussion for the Members. The discussion came as a result of an individual who spoke at the Town Board meeting on Dec. 17, 2019 indicating their interest in purchasing the property with the intention of constructing a Storage Unit facility. The property is zoned commercial however the town code does not specifically mention or designate Storage Units so the potential purchaser/builder had some questions regarding zoning. At that time Attorney Pope gave the speaker some potential scenarios of how they and the town could proceed. The discussion was made for any member who may not have been aware.

The meeting was open to comments from the Board (none), the Town Board Liaison (absent) and the public (none).

The next meeting was identified as Monday April 13, 2020 at 6:30pm and the meeting was adjourned.

Christopher Streno -Planning Board Chairman