



MINUTES

Town of Binghamton Planning Board Quarterly Meeting

Monday October 19 2020 | 6:30pm

Present: Bill McGowan – Planning Board | Dave West – Planning Board
Christopher Streno – Planning Board Chair | Rose Pope – Attorney

Present via Zoom: Ray Mastin – Planning Board | Kathy Kiekel – Planning Board
Victoria Xlander – Town Board Liaison

After connecting to Zoom, the meeting was called to order by Chairman Streno at 6:36pm. Attendance was taken with members McGowan, West and Streno present along with attorney Rose Pope. Members Kiekel and Mastin attended via Zoom along with Town Board member Xlander.

The Minutes from the July meeting were recognized. No corrections or changes were identified as needed by the Members.

Due to the potential time restrictions with Zoom it was decided that the Town's Solar Law review would take place before any Old or New Business.

Attorney Pope explained the long process undertaken by the Solar Law Committee and recognized that three members of the Committee; West, Mastin and Xlander were also present for the Planning Board meeting. All Planning Board members had previously been provided a copy of the 26-page Solar Energy Systems Law to review prior to, and during, the meeting. West, Mastin and Xlander spoke about their participation on the Committee and gave praise to everyone who was involved. The Committee Members were asked to comment on the proposed law from their perspective as a Planning Board member and to point out any issues they may have had with the final draft. Mr. West stated that he consistently worked on this project with the mindset of a Planning Board member and thinking in that capacity, he was completely satisfied with the final product. The other Committee members; Mastin and Xlander concurred. Planning Board members McGowan, Streno and Kiekel found no issues with the proposed law and as a result the Planning Board unanimously agreed to give a positive Advisory Opinion to the Town Board.

The draft that the Planning Board members were given to review prior to the meeting did not include some minor changes that came as a result of suggestions from the



MINUTES

Broome County Planning Department after their 239 review of the proposed law. Although the Board was assured that these minor revisions would not substantially change any of the content of the law, Mr. McGowan pointed out that it would be proper for the members to have the finalized draft with said revisions included prior to making the Advisory Opinion official. The finalized Draft was distributed to Streno, McGowan and West just prior to the meeting. The Chairman will ensure that the Final Draft is sent to all Members prior to the Special Meeting scheduled for November 9th.

An update on the Broome County Veteran's Resource Center was given by Chairman Streno who had communicated with project engineer Scott Mastin. Mastin reported that COVID-19 issues and other factors have slowed the progress of this project. The design is getting closer to completion and coordination is on-going. Construction is anticipated to begin in early 2021.

The Planning Board Secretary position remains unfilled and there is no word from the town regarding the future of this position. Mr. McGowan commented that Chairman Streno's efforts to plan meetings, contact members, take notes, complete minutes and post Agendas and Minutes to the town's website may merit a stipend of some sort in absence of the secretary.

Chairman Streno reported that all members have completed the New York State mandated Annual Harassment Training for 2020 and that their certifications have been properly filed with the town.

Chairman Streno advised the Planning Board of a proposed project in the town. The resident at 3570 Brady Hill Rd. intends to install a Pole Barn on the property. He has made a request to the ZBA for an Area Variance to install the structure at a distance less than the required setback. Broome County Planning has reviewed the application, 239 review, etc. and did not identify any negative impacts but did make a comment regarding the space between the house and pole barn driveways. Broome County DPW Engineering notified the homeowner that a Highway Work Permit will be required and that NYSDOT guidelines require that there be a minimum of 75 feet between the driveways. There was also mention that due to potential storm water runoff that may be created as a result of the project, the homeowner may be required to provide storm water calculations prior to his Permit Application being accepted. There is no action needed to be taken by the Planning Board. This was just discussed for awareness.



MINUTES

Members were made aware of a potential Webb Road tower project. Scientel Solutions is looking to add 2 dishes to their existing American Tower at 2884 Webb Rd. According to a company representative, the project plan is to install two radio/antenna on the existing tower (used for point to point communication and data transmission. No RF). This would result in the running of cables/lines from the newly installed antennas to an equipment cabinet placed at the base of the tower. An electrician would install 100amp service (120/240volt) power to the cabinet which allows them to turn up the radio antenna. An electrical contractor will be applying for electrical permit.

There would be no zoning change needed but the Planning Board will need to approve the application.

There were a couple of items of note pointed out regarding Scientel's paperwork;

- They applied for a City of Binghamton Work Permit instead of the Town of Binghamton.
- At least one of their diagrams misspells Binghamton as Binghampton.
- Their filings include a Comprehensive Structural Analysis Report that according to their cover letter, is *"to determine the structural integrity of the aforementioned tower. The purpose of the analysis is to determine the suitability of the tower with the existing and proposed loading configuration detailed in the analysis report"*.
- The Analysis results purport to be:
 - Tower Stress Level with Proposed Equipment: 88.9% Pass
 - Foundation Ratio with Proposed Equipment: 64.0% Pass
- However, Page 4 of the Structural Evaluation reports that this analysis was done without an on-site inspection of the tower or the base and further states that it "is not a condition assessment of the tower or foundation and that it does not replace a full tower inspection. The tower and foundations are assumed to have been properly fabricated, erected, and maintained, in good condition, twist free and plumb".

In light of these issues the board felt that there was a good amount of work to be done by the applicant before this project moved forward. Several Board members recall previous Planning Board action regarding this tower and will research for documentation after the meeting.

The training Status of the Members was verified by handout and will be emailed to the members who attended remotely.



MINUTES

A special meeting will be needed to afford enough time for the Advisory Opinion regarding the new Solar Law to be drafted and presented to the Town Board. That meeting is scheduled for November 9 at 6:30pm.

Open to Public – none.

Open to Members – nothing further.

Open to Town Board Liaison – Ms. Xlander further praised all members of the Solar Law Committee for their long hours and hard work putting together the new law.

Next Meeting

- November 9 @ 6:30pm

Meeting was adjourned at approximately 7:10pm.

Christopher Streno -Planning Board Chairman