



# MINUTES

## *Town of Binghamton Planning Board*

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Monday July 11, 2022 | 6:30pm

**In attendance:** Bill McGowan – Planning Board | Kathy Kiekel – Planning Board  
Ray Mastin – Planning Board | Dave West – Planning Board | Christopher Streno – Planning Board | Michael Donahue – Town Board Liaison | Rose Pope - Attorney

The meeting was called to order at 6:35pm.

Attendance was taken and the welfare of Members was discussed.

A brief discussion of the Atlas Solar project was made but put on hold pending the Special Variance decision by the ZBA.

The new property owners of the parcel on the corner of Hance Road and Pennsylvania Avenue appeared before the Board regarding a Building Permit they have filed to construct a Pole Barn on the property. Some minor discussion and questions were asked by Members regarding the building and its use. It was recognized that the property is appropriately zoned for this use and that there is no decision or recommendation needed by the Board however it is a formality of the Building Permit process to appear before the Planning Board. Seeing no issues with the proposed construction, the Planning Board Members thanked the property owners for their time and they were excused from the meeting.

The mandated NYS Harassment Training was discussed and Members were notified that information would be coming out in the near future regarding the proposed procedure for attaining that training in 2022. The overall training status of the Members was discussed and the totals were distributed.

Brett Sherman of the JJJ Group presented the Board with an overview of their plans to develop the land surrounding the current Horse Stables at 3508 Mill Street. The proposed subdivision would be made up of approximately 37 home lots and a set of 10 condominium buildings that each held 4 housing units. The proposed lots were broken down as follows; 32 single-family residences, 40 condo-type residences and 5 estate-type lots that would be larger than the 32 other lots.

There was a number of questions and discussion posed by Planning Board Members including the plans for road construction and both public water and sewage access. It was pointed out that there is a previous agreement with the town that restricts the number of households accessing these services. It was unknown what the town's current numbers are and how many more were available. Both groups agreed to research those topics some more.



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The construction plan is proposed to be done in 3 phases possibly beginning with the condominiums. Outside of a potential model home or two, the condominiums would be the only residences built by the developers. The rest of the subdivision would be developed into lots available for individual purchase.

Two members of the public were present and had questions for the proposed development. They both live adjacent to a part of the property proposed and they also spent some time offering some history of the property and former owners.

The developers noted that the Stables that this proposed development surround are now owned by Binghamton University and they foresee no issues from them regarding the project.

The meeting was concluded and adjourned.

A meeting has been scheduled for Monday August 8 at 6:30pm to hear from representatives of the Atlas Corporation regarding a proposed Solar Project at 57 Powers Road. The ZBA has approved the Special Variance Request made by Atlas and the proposal will now be moving to the Planning Board for review.

The next regularly scheduled meeting will be held on Monday October 17 due to the Columbus Day Holiday on October 10.

Respectfully submitted,

**Christopher Streno -Planning Board Chairperson**