



MINUTES

Town of Binghamton Planning Board

January 23, 2023 | 6:30pm

In attendance:

- Bill McGowan, Kathy Kiekkel, Ray Mastin, Dave West, Christopher Streno – Planning Board
- Michael Donahue – Town Board Liaison
- Gina Middleton, Attorney
- Dan Griffiths, Thomas Pappas – Griffiths Engineering
- Brett Sherman – JJJ Group
- David Chase, Domenic Emilio - CPL: Architecture – Engineering – Planning
- Three members of the public
- Rose Pope– Attorney (Virtual)
- Elizabeth Rounds – Town Supervisor (Virtual)

The meeting was called to order at 6:34pm. Attendance was taken and the welfare of the Members was discussed.

The meeting began with a joint legal corner presented by town attorney, Gina Middleton. Middleton's presentation was an overview of Article 7 of the Public Officers Law, Sections 100-111, otherwise known as the "Sunshine Law" or the New York State Open Meetings Law. She covered several sections of the law including but not limited to;

- Notice of Meetings
- Definition of Meetings
- Minutes
- Executive Session
- Use of Recording Devices by the Public
- Public Participation
- Reasonable Accommodations and Accessibility
- Violating the Open Meetings Law

Once the Legal Corner was concluded, the members of the ZBA were excused.

The only matter on the evening's Agenda was a presentation and discussion regarding the Mill Street Subdivision Project. The floor was turned over to Dan Griffiths who presented the Board with an updated plan on the project. Mr. Griffiths provided an overall concept plan for the project. The project is still broken into 3 Phases; Phase 1 now includes 14 duplex units (28 housing units), Phase II includes 21 duplex units (42 housing units) and Phase III is the development of 10 single family lots, 4 of them with lots less than an acre with the remaining 6 lots ranging from 2.6 to 6.6 acres. The total project aims to have 80 housing units.



MINUTES

Town of Binghamton Planning Board

Thomas Pappas spoke to the Board next about the proposed construction details of the duplex housing units. As with Mr. Griffiths' overview, Pappas had large sketch plans on an easel to refer to during his presentation. The members of the Board had previously been provided individual packets containing these drawings and maps along with Preliminary Roadway Design proposals, a comment letter from the Office of Parks, Recreation and Historic Preservation (OPRHP), a preliminary Environmental Assessment Form (SEQR), a Wetlands Delineation & Report and a Soils Report for their review.

Brett Sherman of the JJJ Group represented the developers and periodically spoke to supplement both Mr. Griffiths and Mr. Pappas' presentations. All three of them answered several questions and shared information with 3 members of the public who were present as well as David Chase and Domenic Emilio from the CPL Group, engineers consulting for the town. The three members of the public present reside on property adjacent to the proposed development.

In addition to the above discussions there was some back and forth regarding water, sewer, sewer credits, zoning, curb & storm systems, street lighting, electricity and fire suppression.

The developers expressed that the high costs of a closed storm system would likely make the development too expensive and they are looking for an alternative to the closed curb/storm system for Phase I and Phase II. In their opinion, a curb and gutter system would only be feasible in the Phase III single family home development.

David Chase of the CPL Group spoke next and gave a preliminary review of the project plans and the materials presented. Members of the Planning Board were presented with a written review just prior to the meeting. Mr. Chase began by saying that several of the items noted in his review were already addressed during the presentations by Griffiths, Pappas and Sherman.

The meeting concluded with the accepted general consensus that all parties will be researching and educating themselves on several of the matters at hand before a Site Plan can be reviewed.

Including but not limited to;

- Familiarization with Chapter 195 of the Town of Binghamton Code: Subdivision of Land
- Town of Binghamton Sewer Credits
- Water/Sewer Districts
- Street Lighting Requirements
- Curb/Storm Systems
- Road Specifications and Requirements
- Lead Agency for this project (Town Board or Planning Board)



MINUTES

Town of Binghamton Planning Board

After the conclusion of the Mill Street discussion, those present related to the project were excused.

One final item was discussed by the Board when Mr. McGowan moved to change the quarterly meeting schedule from the current 2nd Monday of the month to the 4th Tuesday of the month. After some discussion, Mr. McGowan withdrew his motion and it was agreed that the ZBA would be contacted to inquire if they would agree to the schedule change. If so, a proposal would be made to the Town Board to make the change official at their next meeting.

The meeting was concluded and adjourned at 7:54pm.

The next regularly scheduled meeting is scheduled for Monday April 10, 2023 however if the proposed schedule change is approved then the meeting will be Monday April 24th at 6:30pm.

The board acknowledged that the likeliness of holding Special Meetings for both the Mill Street and Binghamton Solar projects are very likely to occur before the next quarterly meeting.

Respectfully submitted,

Christopher Streno -Planning Board Chairperson