



MINUTES

Town of Binghamton Planning Board Quarterly Meeting

Tuesday April 23, 2024 | 6:30pm

In attendance: Members - Bill McGowan | Ray Mastin | Christopher Streno | Gina Middleton – Attorney | Michael Donahue – Town Board | 4 Members of the Public

Member of the Public in attendance: Bill Webb | Curt Osgood

Members absent: Dave West | Kathy Kiekel

The meeting was called to Order at 6:31 pm.

Joint Legal Corner with ZBA

- Gina Middleton presented and joint legal corner for the Planning Board and ZBA. The topic of the discussion was a Zoning Districts analysis and review of PDD as well as a discussion regarding the GIS website offered through Broome County.

She reviewed the different zoning categories and characteristics of each regulation. Everyone in attendance was given several handouts to accompany the review including a GIS map and schedules of zoning regulations for Planned Development District (PDD), Planned Mobile Home District (PMHD), Residential One-Family District (R1), Residential Multifamily District (R2), Rural Residential District (RR), Commercial District (C) and Industrial District (I).

At the conclusion of the Legal Corner the Planning Board left the Board Room to continue the meeting in the adjacent Conference Room.

Old Business

- A Golden Valley Views update was given by Streno; no new information on the project however it is believed that the plans are being re-tooled and expectations are that we may be hearing from them either at or before our next scheduled quarterly meeting in July.



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New Business

Jeff Zembeck spoke to the Board in regards to his business at 530-534 Park Avenue. Mr. Zembeck answered questions from Planning Board members and, Curt Osgood, a member of the public, regarding signage by the road, what kind of work was being done and what kind of chemicals might be used and any water run-off as a result of the work. Zembeck's pre-approval for the signage was acknowledged but he also acknowledged that a few of them were hard to read and he understood that there may be a concern about people slowing or stopping to read the signs causing a hazard in the roadway. He further explained that he had already removed the signs in question. It was further acknowledged that it is not the Planning Board's responsibility to enforce traffic laws or educate people on how to drive safely.

In addition to having an area for storing vehicles, boats, etc., he offers a cleaning and restoration service. He stated that all liquids used in these services are collected and recycled and that he is not dumping or releasing them into the ground.

Zembeck invited members of the Board or public to visit the location anytime they are open and he would give them a tour of the property. He stated that there were no plans to build on the property and understood the process of obtaining a Building Permit and providing Site Plans should he ever desire to build. He has been proactive with his communication with Nick Pappas in the Code Office. The Board confirmed that there were no issues concerning the Planning Board and he was thanked for his time.

Open to Public

Bill Webb attended the meeting to inquire about the property at the former Vestal Hills Country Club. He had heard about a possible Gated Community being built. The Board responded that they had heard the same rhetoric however there have been no official action taken or implied as far as anyone knew.

Next Meeting

- Next Quarterly Meeting scheduled for July 23, 2024 @ 6:30pm

Adjournment

- Meeting adjourned at 7:20pm.