

TOWN OF BINGHAMTON
TOWN BOARD WORK SESSION
March 4, 2025 at 4:00 PM

- Page 2 Meeting call to order
Roll Call
James Sheridan 1958 Montrose Ave resident.
PUBLIC HEARING 4:14 P.M.
- Page 3-4 **PUBLIC HEARING (Continued)**
Approval of Audited Claims Abstract #8
- Page 5 Recognition of Minutes
Communications and Announcements
Officials and Committee Reports
 Planning Board
 Zoning Board of Appeals
 Youth Commission
 Code Enforcement/ Buildings & Grounds
 Highway Department
- Page 6 TOB Volunteer Fire Co.
Supervisor
Senior Commission
New Business
- Page 7 Adjournment
Looking ahead

MINUTES OF THE WORK SESSION OF THE TOWN OF BINGHAMTON TOWN BOARD HELD ON TUESDAY, MARCH 4, 2025, 4:00 P.M., TOWN OF BINGHAMTON TOWN HALL, 279 PARK AVENUE, BINGHAMTON NEW YORK.

CALL TO ORDER 4:01 p.m.

ROLL CALL:

E. Rounds, Supervisor	Present	D. Nye, Councilperson	Absent
M. Bensley, Deputy Supervisor	Present	M. Donahue, Councilperson	Present
V. Conklin, Councilperson	Absent		

Councilperson Nye joined the meeting via zoom.

OTHERS PRESENT:

T. Tokos, Town Clerk
G. Middleton, Town Attorney
N. Pappas, Code Enforcement Officer/Buildings and Grounds.
Z. Soboleski, Code Enforcement Officer/Buildings and Grounds
M Leighton, Highway Superintendent
Meggan Olds, Chairperson, Zoning Board of Appeals
Ray Mastin, Planning Board
Kathy Kiekel, Chairperson, Planning Board
Bill McGowan, Planning Board
David West, Planning Board
Kevin Noble, Salesmen for Burr trucking

James Sheridan 1958 Montrose Ave. resident appeared for dangerous, unsafe building violation. Mr. Sheridan agreed to clean up and haul away all debris from the property. Mr. Pappas will inspect the exterior on March 11, 2025 and the interior of the house on March 12,2025. Mr. Sheridan has also agreed to maintain the property and was instructed that he may not live in the house or in the camper that is on the property. Mr. Sheridan plans to sell the house to an undisclosed buyer.

A motion may be made to go into an executive session to discuss a legal matter and/or a personnel matter regarding a particular employee after the meeting is convened. There was no meeting.

PUBLIC HEARING 4:14 P.M. To consider public comments on the Proposed Local Law #2 of 2025 entitled "A Local Law rezoning of Tax Map #'s 177.01-1-30.111, 177.01-1-46, 177.01-1-29, 161.18-1-19, 161.17-1-6, 161.17-1-5, and 161.70-1-39

Mr. Jonathan Gaffney who owns property at 2250 Pierce Creek Rd. approached Mr. Pappas in the fall requesting a permit to add an addition on his existing garage. There were a few discrepancies on the existing garage involving the permits and authorization over 20 years ago. There is no record of a variance nor is there record of a denial for a variance. The decision to re-zone the areas from Residential to Commercial was decided given the existence of several Commercial properties in that area.

Meggan Olds – 674 Progy Rd. – Chairperson of the Zoning board - had a few concerns regarding the residential notification of re-zoning. Supervisor Rounds stated that it is not necessary to notify residents, however the decision to notify residents within 100 feet of the boundary line was made prior to the meeting. Letters with supporting documents are going out to those specific residents. Meggan also inquired as to the public hearing being during a Work Session, Supervisor Rounds explained that the Public Hearing can be at either the Work Session or the Town Board Meeting. Meggan also wondered if the residents will have costs involved for the research and Attorney Middleton explained that the necessary costs are included in the Attorney retainer. Lastly Meggan inquired about Mr. Gaffney's legal representation and Attorney Middleton stated that she was not aware of any legal representation and stated for the record that she is not and that it would be a conflict of interest.

Ray Mastin – 3800 Roberts Rd. – Member of the Planning Board – Mr. Mastin's had a concern regarding 2 property Tax Map #'s that were not on the list. Attorney Middleton assured him that she will be sure the properties are all correct and listed.

Kathy Kiekel – 1225 Hawleyton Rd. – Chairperson of the Planning Board - Kathy inquired about the properties that are currently zoned as commercial and what businesses are currently in the residential zone.

There were no other speakers.

A motion was made by Councilperson Donahue to set a Public Hearing:

PLEASE TAKE NOTICE that the Town Board of the Town of Binghamton, Broome County, New York has approved a resolution calling for a public hearing to consider public comments on the proposed Local Law #2 of 2025 entitled "A Local Law Re-Zoning of Tax Map Number 177.01-1-30.111, Tax Map Number 177.01-1-46, Tax Map Number 177.01-1-29, Tax Map Number 161.18-1-19, Tax Map Number 161.17-1-6, Tax Map Number 161.17-1-5, Tax Map Number 161.18-1-27.1, Tax Map Number 161.70-1-40 and Tax Map Number 161.70-1-39 From The Residential One-Family (R1) District To The Industrial District (I)." The public hearing will be held at the Town Hall, 279 Park Avenue, Binghamton, New York on Tuesday, March 18, 2025 at 6:01 P.M., at which time all persons interested in the subject matter thereof will be heard.

Please take further notice that the information on the proposed local law is available for inspection at the Town Hall in the Town Clerk's office Tuesday through Thursday 9:00 A.M. through 4:00 P.M.

Dated: March 5, 2025

Tracy Tokos, Town Clerk

The motion was duly seconded by Deputy Supervisor Bensley, all those present voted in favor of the motion. Motion carried.

A roll call vote resulted in the following:

Ayes: Rounds, Bensley, Donahue.

Absent: Nye and Conklin

Nays: None

Declared adopted.

(Resolution Appended)

A motion was made Councilperson Donahue to set a Public Hearing to approve an extension to the 45-day time period provided to the Town of Binghamton Planning Board pursuant to Town of Binghamton Town Code § 240-67 for the provision of a recommendation on rezoning Local Law #2 of 2025 to April 1, 2025.

The motion was duly seconded by Deputy Supervisor Bensley, all those present voted in favor of the motion. Motion carried.

A roll call vote resulted in the following:

Ayes: Rounds, Bensley, Donahue.

Absent: Nye and Conklin

Nays: None

Declared adopted.

(Resolution Appended)

Supervisor Rounds closed the Public Hearing at 4:56 P.M.

APPROVAL OF AUDITED CLAIMS:

Deputy Supervisor Bensley made a motion to pass a Resolution to approve the following claims as audited:

<u>ABSTRACT #8</u> <u>AUDITED CLAIMS</u>	<u>CLAIM #'S</u>	<u>AMOUNT</u>
GENERAL	149 - 172	\$ 21,071.71
HIGHWAY	139 - 148	\$ 22,369.30
LIGHTING	131	\$ 903.21
SEWER	132 - 133	\$ 14,153.45
WATER	133 - 138	\$ 3,876.85
	TOTAL	\$ 62,374.52

The motion was duly seconded by Councilperson Donahue, all those present voted in favor of the motion. Motion carried.

A roll call vote resulted in the following:

Ayes: Rounds, Bensley, Donahue.

Absent: Nye and Conklin

Nays: None

Declared adopted.

(Resolution Appended)

RECOGNITION OF MINUTES

- There were no changes/corrections made to the February 18, 2025 Meeting minutes.

COMMUNICATIONS AND ANNOUNCEMENTS:

OFFICIALS AND COMMITTEE REPORTS:

Planning Board –

- There will be a meeting Thursday March 6, 2025. There will be a quarterly meeting on April 22, 2025.

Zoning Board of Appeals –

- There is a scheduled quarterly meeting on April 22, 2025

Youth Commission

- Baseball registration is in progress. A possible Lacrosse program is still in the works.

Code Enforcement/Buildings & Grounds

- Zack is receiving some feedback from a few of the Cell Towers owners. Attorney Middleton will draft a letter to advise them all of their contractual obligations.
- The court has ordered that the Town of Binghamton to work with the Contractor who is intending to remodel the Mapes property on Montrose Ave. Attorney Middleton is in touch with the Attorney and advised him that the property is not repairable. The court ordered that Nick Pappas meet with the Contractor at the property.

Highway Department

- Daily road work, tree work, equipment repairs, etc.
- Mark resolved the salt invoice with OGS.
- The Town of Windsor had an extra wing tower that fit perfectly for the plow that was damaged and they were so kind to give it to us. We are very appreciative to them for that.
- The Town of Binghamton was found not liable for the damage caused to the vehicle that was hit by the plow truck on Mill St. It occurred during the act of plowing; The resident will be covered by his own auto insurance plan.
- Kevin Noble a salesman from Burr truck came in to discuss the future of NYS implementing The Advanced Clean Trucks rules requiring an increasing share of new medium- and heavy – duty vehicle sales to be zero emissions. The ratio is 1 to 13 at this time, i.e. they have to sell 1 clean vehicle to every 13, next year it will be 1 to every 10 and in 2027 it will be 1 to every 8, and in 2028 1 in every 6. The sales are up and the Diesel trucks are selling fast. The Highway Department will be looking to purchase a new Diesel Plow truck in 2026. Kevin will put a proposal together for the new plow truck and the Board will review it in the near future.
- The new Sewer lining project plan is in the works. Estimates are coming in.
- The new Pump house project is still in progress.

TOB Volunteer Fire Co.

- No one present for the meeting.

Supervisor report

- Supervisor Rounds spoke to John Watson he is putting together a letter, a diagram and the original and new layout for the site plan for the Powers Rd. Solar farm.
- Clean up days will be on April 25-26 at the Town Hall. The Electronics pick up will be on Friday the 25th at the Community Center.
- Hawleyton Methodist Church has requested to use Jackson Park for the Easter Sunrise service on Easter morning, Sunday April 20, 2025.
- Chris Streno was approached by a Summer Soccer Program requesting the possible use of Jackson Park the week of July 14-18. The Board is allowing it if indeed they do need it.
- April 24, 2025 is the next Broome County Associations of Towns and Villages. The Executive Director of the Associations of Towns and Villages will be the speaker.

Senior Commission

- There was a pie and coffee gathering on Tuesday.
- There will be a book club meeting on March 11th.
- Please view the Website for upcoming events.

UNFINISHED BUSINESS:

NEW BUSINESS:

- A Motion was made to re-appoint William Meredith to the Board of Assessment review for a 5-year term expiring in December of 2029.
- The Proposed 2024 end of year Budget transfer.

A motion was made by Deputy Supervisor Bensley to accept the Proposed 2024 Budget Transfers for Lighting district, Sewer district, Water district, Highway district and the General fund. The motion was duly seconded by Councilperson Donahue, all those present voted in favor of the motion.

Motion carried.

A roll call vote resulted in the following:

Ayes: Rounds, Bensley, Donahue.

Absent: Nye and Conklin

Nays: None

Declared adopted.

(Resolution Appended)

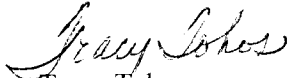
- It was recommended by Coughlin and Gerhardt that the Code Department start using a camera for photos that they take due to the personal phone being used and making the personal cell phones subject to FOIL requests. Supervisor Rounds also added that FOIL requests can pertain to Personnel files as well.

ADJOURNMENT:

Deputy Supervisor Bensley made a motion to adjourn the Work Session Meeting at 5:49 P.M.
Councilperson Donahue duly seconded the motion. All those present voted in favor of the motion.

LOOKING AHEAD: Town Board Regular Meeting – Tuesday, 18, 2025 @ 6:00p.m.
Town Board Work Session – Tuesday, April 1, 2025 @ 4:00p.m.

Respectfully recorded, Transcribed and Submitted by:


Tracy Tokos
Town Clerk

TOWN OF BINGHAMTON LOCAL LAW NO. __ OF THE YEAR 2025

A LOCAL LAW RE-ZONING TAX MAP NUMBER 177.01-1-30.111, TAX MAP NUMBER 177.01-1-46, TAX MAP NUMBER 177.01-1-29, TAX MAP NUMBER 161.18-1-19, TAX MAP AND NUMBER 161.17-1-6, TAX MAP NUMBER 161.17-1-5, TAX MAP NUMBER 161.18-1-27.1, TAX MAP NUMBER 161.70-1-40 AND TAX MAP NUMBER 161.70-1-39 FROM THE RESIDENTIAL ONE-FAMILY (R1) DISTRICT TO THE INDUSTRIAL DISTRICT (I)

Be it enacted by the Town Board of the Town of Binghamton as follows:

Section 1. Re-Zoning of Tax Map Nos. 177.01-1-30.111, 177.01-1-46, 177.01-1-29, 161.18-1-19, 161.17-1-6, 161.17-1-5, 161.18-1-27.1, 161.70-1-40 and 161.70-1-39.

The following parcels shall hereby be removed from the Residential One-Family (R1) Zoning District and added to the Industrial District (I) and the Town of Binghamton Zoning Map shall be amended accordingly:

- Tax Map No. 177.01-1-30.111
- Tax Map No. 177.01-1-46
- Tax Map No. 177.01-1-29
- Tax Map No. 161.18-1-19
- Tax Map No. 161.17-1-6
- Tax Map No. 161.17-1-5
- Tax Map No. 161.18-1-27.1
- Tax Map No. 161.70-1-40
- Tax Map No. 161.70-1-39

Section 2. Remainder

Except as hereinabove amended, the remainder of the Code of the Town of Binghamton shall remain in full force and effect.

Section 3. Separability

The provisions of this Local Law are separable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words, or parts of this local law or their application to other persons or circumstances. It is hereby declared to be the legislative intent that this local law would have been adopted if such illegal, invalid, or unconstitutional provision, clause, sentence, subsection, word or part had not been included therein, and as if such person or circumstance, to which the local law or part thereof is held inapplicable, had been specifically exempt therefrom.

Section 4. Effective Date

This Local Law shall take effect immediately upon filing with the New York State Secretary of State in accordance with Section 27 of the Municipal Home Rule Law.

**NOTICE OF PUBLIC HEARING
TOWN OF BINGHAMTON**

PLEASE TAKE NOTICE that the Town Board of the Town of Binghamton, Broome County, New York has approved a resolution calling for a public hearing to consider public comments on the proposed Local Law #2 of 2025 entitled "A Local Law Re-Zoning of Tax Map Number 177.01-1-30.111, Tax Map Number 177.01-1-46, Tax Map Number 177.01-1-29, Tax Map Number 161.18-1-19, Tax Map Number 161.17-1-6, Tax Map Number 161.17-1-5, Tax Map Number 161.18-1-27.1, Tax Map Number 161.70-1-40 and Tax Map Number 161.70-1-39 From The Residential One-Family (R1) District To The Industrial District (I). The public hearing will be held at the Town Hall, 279 Park Avenue, Binghamton, New York on Tuesday, March 18, 2025 at 6:01 P.M., at which time all persons interested in the subject matter thereof will be heard.

Please take further notice that the information on the proposed local law is available for inspection at the Town Hall in the Town Clerk's office Tuesday through Thursday 9:00 A.M. through 4:00 P.M.

Dated: March 5, 2025

Tracy Tokos, Town Clerk

**Town of Binghamton
Unofficial Zoning Map**

- Zoning Districts**
- Commercial
 - Industrial
 - Planned Development District
 - Planned Recreational District
 - Rural Residential
 - Residential One-Family
 - Residential Medium-Density
 - Residential Multi-Family

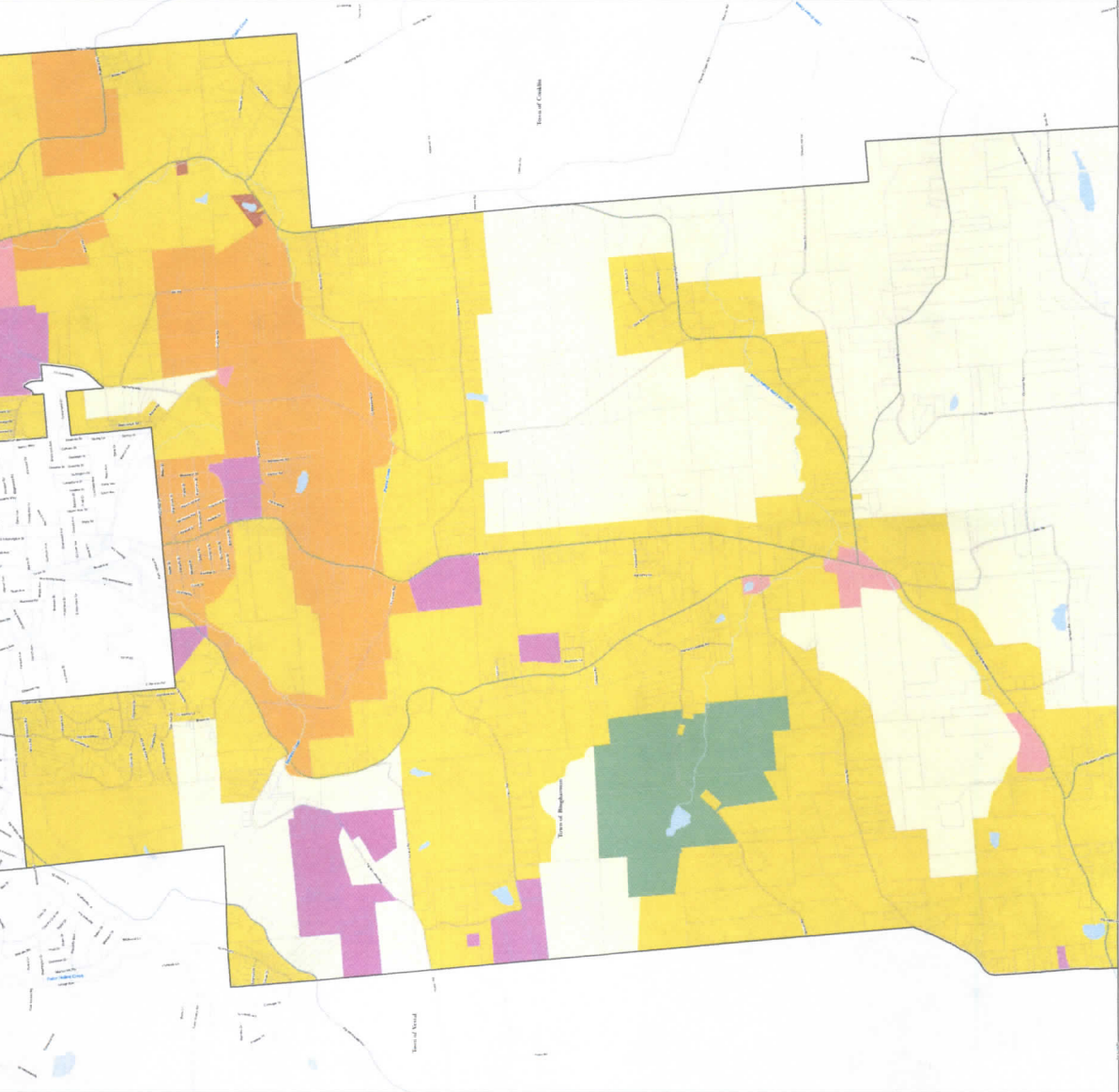


This is a preliminary map and should not be used for legal purposes. It is not a substitute for a zoning ordinance. The Town of Binghamton is not responsible for any errors or omissions. All rights reserved.

Map Date: 10/15/2014
Map Scale: 1" = 100'

PLANNED DEVELOPMENT DISTRICTS

CDP NUMBER	CDP NAME	CDP TYPE	CDP AREA (ACRES)	CDP ZONING
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10002
10003
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