



MINUTES

Town of Binghamton Planning Board
Quarterly Meeting

Tuesday, April 22, 2025 at 6:30 PM in the Town Hall

In Attendance: Members Kathy Kiekel | Ray Mastin | Bill McGowan | Patrick Wagner | Dave West
Gina Middleton – Attorney

Absent: Michael Donahue – Town Board Liaison

The meeting was called to Order at 6:29 PM. Attendance was taken.

Good and Welfare of Members: None

Joint Legal Corner with ZBA 6:30 PM – 7:04 PM (30 Minutes)

- Gina Middleton presented a SEQR Updates review.

Old Business – Status of Projects

- Approval of 01/28/25 Meeting Minutes: Motion to approve by Bill McGowan, seconded by Dave West, all in favor 5, opposed 0. Motion carried.
- Resolution of ToB Local Law #2 of the year 2025 has been withdrawn by the ToB Board. No further action is required by the Planning Board.
- Binghamton State University – Construct New Lecture Hall Building. Gina Middleton notified BU that they sent their 'Notice of Intent for Designation of Lead Agency' to the ToB Planning Board in error. No further action is required by the Planning Board.
- Hawleyton Rd & Lower Hance Rd corner property – Giannino Giammarino & Massimo Giammarino, owners. When request was approved by the ToB Planning Board several years ago, there was no 239 review done. Gina Middleton will reach out to ToB Code – Nick Pappas to see what is going on with this property (more buildings planned to be put up?) and what the Planning Board may need to review.
- Mike Donahue advised the Planning Board at our 01/28/25 meeting that the Town's 'Street and Road Specifications' document has not been updated since 1974. The Planning Board should work with the ToB Highway Department to create a current document. Mike planned to get a copy of our existing document to Kathy Kiekel for distribution to all board prior to this 04/22/25 meeting. This item is still outstanding.
- A brief discussion was held during our 01/28/25 meeting regarding our existing ToB Comprehensive Plan and the need to update this document, which was created in 2009 and last updated in 2017. It should have been updated again in 2022. A .pdf file is included with the email for these minutes for the Planning Board to begin to review for our next quarterly meeting.

New Business

- Training status of members was reviewed and all information accepted as accurate as of 04/22/2025.
- A social media post was shared just prior to this meeting regarding a news story on Brett Pritchard, who now owns the former Vestal Hills Country Club property (80 acres). His plans, per the news story, are for either a gated community or Commercial. VHCC was zoned PDD, but when the property was originally sold the owners planned to put housing parcels on the property so it was re-zoned Residential One-Family. If the new owner wants a commercial use for the property, it will have to be referred to the Zoning Board first to change from R1 back to PDD. There was also a brief discussion regarding the potential for a gated community to have a Home Owner's Association.

Open to Town Board Liaison – No comments

Open to Public – No public comments

Open to Members – No additional comments

Next Meeting

- Next Quarterly Meeting scheduled for July 22, 2025 at 6:30 PM

Adjournment: The meeting was adjourned at 7:19 PM.