

Planning Board Meeting Minutes for January 23rd 2018
7:00pm at 279 Park Avenue Binghamton, NY 13903

Attendance: Bill McGowan-Chairman; Kurt Schrader-Attorney for the Town of Binghamton; Ray Mastin, Dave West, Christopher Streno and Kathy Kiekel-members; Deborah Magee-Planning Board Secretary and Victoria Xlander-Planning Board Liaison to the Town Board.

Meeting was opened at 7:02 pm by Bill McGowan. The meeting agenda was made available to the attending members and the public. Mr. McGowan introduced the new Planning Board Member Kathy Kiekel to the current members of the board. Kathy and her husband live on Hawleytown Road, and are residents of the Town of Binghamton.

Vestal Hills Country Club Update by Kurt Schrader: informed the Planning Board of the Vestal Hills Country Club update; following the Planning Board's recommendation to the Town Board to approve the rezoning with conditions and suggestions to obtain additional information & clarification of several key points, a Public Hearing was held at the same meeting and the Town Board voted and unanimously granted the application to rezone. The applicant did provide the Planning Board's suggested clarifications, and additional information requested. At the public hearing it was negotiated and agreed by the owner of Vestal Hills and his attorney to match the existing setback requirements in the restrictive covenants to those that are currently used by the subdivision of residential homes directly across the Golf Course.

PDD (Planned Development Districts) Zoning Corrections by Ray Mastin: This issue was first brought to the Planning Board in 2009. The Town Board was seeking corrections to the current zoning of parcels as PDD which could involve months to finalize and requires much more planning, detail, time and regulations. If a parcel is reverted back to R1 zoning, the process is far simpler and much less expensive for persons wanting to build a home, and is more in line with the needs of the town as well as the prospective home owners. The proposed change from PDD to R1 was made, however in Sept 2011, it was discovered that with this change, only 1 (one) parcel remained in the PDD category. The parcels then needed to be returned to the PDD status (voiding the earlier motion) and rezoned to R1 in a case by case so as to prevent the issue happening again.

Training Status for Board Members by Bill McGowan: Members of the Planning Board are required to have at least 4 (four) hours per year of training. Mr. McGowan submitted the hours each member had completed as of Oct. 2017, all members having more than the required hours of training.

The exception is the 2 (two) hours required by the secretary to the Planning Board.

Approval of Minutes: November 28th 2017: motion to approve moved by Dave West, seconded by Bill McGowan, approved unanimously and carried.

Lawyer's Corner by Kurt Schrader, Attny: Responsibilities and Duties of the Planning Board. Mr. Schrader provided a booklet to everyone in attendance and gave an abbreviated overview of the contents. Mr. Schrader spoke for approximately 45 minutes on various points of law, including the basic premise of FOIL (**F**reedom **o**f **I**nformation **L**aw)

The next **Regularly** scheduled Planning Board Meeting will be held on **APRIL 24TH, 2018 7 pm in the Town Hall, 279 Park Ave.**

Meeting Adjourned at 8:04 pm

Meeting minutes recorded and transcribed by Deborah Magee,
Planning Board Secretary
1/27/2018 5:39 PM