

Planning Board Meeting Minutes

October 23 2018

279 Park Avenue, Binghamton NY 13903

In attendance: Chairman Bill McGowan, Members Ray Mastin, Dave West, Chris Stento, Liaison to the Town Board Vicki Xlander, Town Attorney Kurt Schrader, and Planning Board Secretary Deborah Magee. Absent from meeting, Kathy Kiekel.

Also in attendance were 3 members of the public.

- Agenda:
- PDD Zoning Corrections Status –Ray Mastin
- Training Status of Planning Board Members –Bill McGowan
- Terms of Appointments –Bill McGowan
- Approval of Minutes for July 24 2018 meeting
- Additional Items
- Legal Corner topic; Spot Zoning –Kurt Schrader
- Next Meeting Regularly Scheduled Meeting is January 22, 2019 at 7pm in the Town Hall
- Adjournment

Meeting called to order at 7:02 by Chairman McGowan

Member Ray Mastin presented the status report regarding the PDD Zoning Corrections, stating he met with Ken & Bill and is awaiting legal opinions regarding on a couple of parcels, particularly the Apple Orchard/Lone Maple Farms and the property on Reynolds Circle. Once the legal opinions are given, he will put his recommendation in writing and present to the Town Planning Board to review and vote on. Mr. Mastin spoke with the assessor John McDonald who informed him a Court ruling on a former petition that had been in litigation for more than 3 years was the reason the tax assessment had dropped, not because of any actions or rezoning that the Planning Board had taken. Mr. Mastin is uncomfortable and does have reservations regarding the current zoning of R1 for the parcel(s) that make up the 24+ acres and facilities of the former Vestal Hills Golf Club (VHGC) especially the outbuildings and former clubhouse. He noted the former zoning of the VHGC was PDD. Member Christopher Stento stated the clubhouse and pool were in poor repair and would require major and costly

renovations to bring them to a workable state. The Town Board voted to change the zoning to R1 at the request of VHCG, but the proposed subdivision plans have not moved forward or presented the Planning Board with any further information.

7:10 pm Chairman McGowan presented the attending members with a copy of year to date training status report, stating everything looked good and members were on track for meeting the yearly requirement of 4.0 training hours.

7:12 pm Terms of Appointments: Chairman McGowan informed members that the terms of appointments were as follows:

1. Chairman, 1 year-current term ends 12/31/2018
2. Secretary, 1 year-current term ends 12/31/2018
3. Members, 5 years- C. Stento term ends 12/31/2018, R. Mastin term ends 12/31/2019, D. West term ends 12/31/2020, K. Kiekel term ends 12/31/2022, B. McGowan term ends 12/31/2021. At the end of term, it is necessary to inform the Town Supervisor and the Town Board of desire for re-appointment to another term.

7:18 pm Approval of Minutes of July 24, 2018: motion to approve by R. Mastin, seconded by D. West, no comments, motion approved.

7:20 pm Additional Items: None

7:21 pm Legal Corner: Town Attorney K. Schrader presented the Planning Board with a handout regarding "Spot Zoning" and spoke to the attending members for approximately 35 minutes, ending at 7:56 pm.

7:56 pm Chairman McGowan informed members and attending public the next regularly scheduled meeting is January 22, 2019 at 7 pm at the Town Hall.

Meeting adjourned at 7:58 pm

Meeting Minutes were recorded, transcribed and posted by Deborah Magee
Planning Board Secretary

