

Planning Board Meeting

April 30 2019

In attendance: Chairman Bill McGowan, Town Attorney Alan Pope, Board Liaison Vicki Xlander, Members Chris Streno, Kathy Kiekel, Dave West and Ray Mastin, Secretary Deborah Magee

Copies of this meeting Agenda and Education Status updates were provided to members of the Planning Board and the attending public.

Meeting called to order at 7:00pm by Chairman McGowan

Reporting on the status of the Vestal Hills Country Club, Scott Mastin (Engineer for Broome County) Mr. Mastin informed this board of the County's acquisition of an 80 acre parcel that includes the former clubhouse, well-house and pro-shack. A new address has been assigned to this parcel, #3095 Webb Road. There is a resolution in front of the County Legislation for approval in May 2019 to bring an architect on board for preliminary designs for this project. Future plans will focus mainly on refurbishing the main structure (former clubhouse) and repairs to a wall that was damaged when repaving of the parking area. Plans will include weatherization of the pro-shop and repair/replace several doors that currently aren't functional. Mr. Mastin noted that the parcel acquired by the County does not include the former ----- building.

PDD Zoning Corrections: Ray Mastin provided the Board a transcript of the April 16th meeting of the Town Board laying out what action(s) required from the Planning Board. The Broome County Department of Planning and Development 239 Review is seeking clarification of several points.

- The County is requesting that the Town define what a Planned Recreation District is. Mr. Mastin provided the Board a handout showing the definition used by the Town of Maine. The Planning Board reworked the definitions to ensure that it most accurately fits the Town of Binghamton's need.
- SEQR Full EAF requested. Town Attorney Alan Pope stated that the form did not have to be provided because the PRD request is not controversial, there is no opposition, and it is a matter of cleaning up of a matter rather than something new.
- Regarding why one parcel (224.04-1-21) was not included in the rezoning (PDD to R1) request. Mr. Mastin reminded the Planning Board that this was at the request of the property owner who is operating a commercial enterprise (zoned as a PDD) and would not be able to do so if rezoned to R1.

The board then went line by line over the Town of Maine's PRD definition and decided which points would be kept, amended or stricken. It was then motioned as a Resolution by Ray Mastin, Seconded by Dave West, the Planning Board was then polled, all affirmed with no dissenting and the motion was carried. The formal Resolution will be drafted by Alan Pope, Town Attorney.

Next item on the agenda, WBNG project update: Chairman McGowan provided an email from Michael Haas from Delta Engineering which stated that the bid opening for the project was opened on April 30th 2019. The client will make a selection by early the following week (May 6th through 10th) with the contractor expected to begin next month. He also stated in the email that he will keep the Planning Board and Code Enforcement updated on the project and is likely to invite them to the pre-construction meeting.

Education update: handout provided to Planning Board members and the attending public showing updated hours.

Approval of Minutes of the Jan 23rd Meeting; Mr. Mastin moved to approve, 2nd by Ms. Kiekel, motion was carried unanimously.

Legal Corner provided by Alan Pope discussing the process for establishing a new district and SEQR Full EAF.

The next **regularly** scheduled Planning Board Meeting to be held on July 23rd 2019 @ 7pm in the Town Hall.

Meeting adjourned at 8:12 pm

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