

## Planning Board Regular Meeting

held January 22, 2019 at 7pm

In attendance: Chairman William McGowan, Town Attorneys Alan and Rose Pope, members Ray Mastin, Kathy Kiekel, Dave West, Chris Streno and Liason to the Town Board Vickie Xlander also in attendance, Deborah Magee Planning Board Secretary.

Meeting called to order by Chairman McGowan at 7pm.

### Agenda for Meeting:

- WBNG Tower Building Replacement update – Mike Haas from Delta Engineering
- PDD Zoning Correction Update Status - Ray Mastin
- Training Status of Planning Board Members - Bill McGowan
- Approval of Minutes for Dec. 18, 2018 Special Meeting of the Planning Board
- Additional Items
- Legal Corner – Alan Pope
- Adjournment

Next **Regularly** Scheduled Meeting April 30<sup>th</sup>, 2019 @ 7 pm in the Town Hall.

Mike Haas provided the Planning Board with Final (95%) Development plans for the WBNG replacement tower building. He stated that in the last Town Board Meeting, the Board accepted the Development plan with the following modifications:

The driveway needs to be widened to at least 20 feet to accommodate large vehicles such as Emergency vehicles, Fire Trucks, construction vehicles and maintenance vehicles. Delta Engineering will make the necessary modifications on the plans submitted to the Planning Board at this meeting.

Address the current disposition and condition of the current transmitter building and its tenant (an AM radio station) The building is in very good condition as there was a fire in the building a few years ago and the building underwent significant repairs. The current tenant does not wish to move to the proposed new building as it is cost prohibitive to do so. (The tenant is in year 2 of a 10 year lease.) When and if the current building is vacated, it will be demolished.

Provide a more detailed construction sequence. The detailed construction sequence was emailed to all board members and to the town attorney prior to this meeting. The present members all stated they had received and read the detailed sequence.

Mr. Haas asked if there were any questions regarding the presented plans. Mr. West asked about what the 5% of unfinished planning entailed, and Mr. Haas explained that there is a guy wire that ran over the proposed building orientation, and the plans needed to be altered to orient the building so the wire would no longer be over the roof of the building. There is also a font size change on the last 2 pages of the plan that needs to be matched to the rest of the plan. Also, there is an ice bridge (to protect the building from ice falling from the tower) that is not included in the drawings plan at this time that will be added.

Chairman McGowan stated that what Delta Engineering wanted tonight was the Planning Board's recommendation to the Town Board to accept the plans at 95% completion with the additions and modifications set forth above for final approval. Mr. Haas stated that Delta would most likely be able to make the modifications and have finalized plans ready for the next Town Board meeting.

Mr. McGowan made a motion to approve and recommend to the Town Board to accept the Final Development Plan for the WBNG Transmitter building replacement at 123 Ingraham Hill Road in the Town of Binghamton with the following modifications.

1. A waiver of all trees at or greater than 4" in diameter to be shown on the final plan. Waiver has been approved.
2. Planning Board requires the applicant to provide a detailed construction sequence. The applicant has done so at this time.
3. The Town Board requires the applicant to show wetlands on the final plan. The applicant has done so at this time.
4. The Town Board requires the applicant to provide suitable plans for disposition of the current building. The applicant has done so at this time.
5. Planning Board asks for applicant to provide documentation for ice bridge on final plan. The applicant agrees to do so.
6. Planning Board asks for applicant to provide documentation on the orientation of the new building. The applicant agrees to do so.

The motion was seconded by Kathy Kiekel, no discussion or questions were raised and the members were polled and voted unanimously to approve. Motion carried at 7:25pm.

PDD Zoning Correction Update status – Ray Mastin provided a 7 page documents to the Planning Board showing the all town parcels in their current zoning status, a 2 page document showing only the parcels that needed to be rezoned and finally, a document showing all the PDD properties (after the proposed change) He also recommended that the Town Board adopt a zoning classification such as the Town of Maine has in which parks are designated as Planned Recreational Districts. He stated that he and Nick Pappas (Town of Binghamton code and building inspector) physically went to each parcel to determin the proper zoning designations. Mr. Mastin requests that he take to the Town Board the printout showing the parcels needing to have zoning designations changed, thus avoiding the confusion and errors that have occurred in the past. He also brought to the Planning Boards attention that the PDD highlighted area on the existing Broome County map does not follow the property lines as it should and will need to be corrected by the Broome County Planning Department. A suggestion was made by Chris Streno and the Town Attorney Alan Pope to send a written notice to all residents and businesses that would be affected by the zoning re-designations.

Chairman McGowan made a motion to allow Ray Mastin to present his recommendation to the Town Board for the zoning changes as presented to the Planning Board. Motion was seconded by Dave West, no discussion ensued and action was put to a vote 4 to 0 approved, with Mr. Mastin abstaining.

Approval of Minutes for December 18<sup>th</sup> 2018, all in favor.

Training Status of members of the planning board: Mr. McGowan provided each member with their current hours of training in an email that was received by each member. He also noted that while that Planning Board Secretary has received training, it is not a requirement.

Additional Items: None

Legal Corner was presented by Alan Pope, and was the first part of a three part presentation regarding the SEQR process. Mr. Pope went over the SEQR Full Environmental Assessment Form (13 pgs) section by section and took 42 minutes.

The next REGULARLY scheduled Planning Board meeting will be held on April 30<sup>th</sup> 2019 at 7pm in the Town Hall. (This is a change from the previously scheduled date of the 23<sup>rd</sup> of April.)

Meeting was adjourned at 8:15 pm

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

