



# MINUTES

Town of Binghamton Planning Board  
Quarterly Meeting

**Thursday, March 5, 2026 at 6:30 PM in the Town Hall**

In Attendance: Members Kathy Kiekel | Ray Mastin | Bill McGowan | Patrick Wagner | Gina Middleton – Attorney | Michael Donahue – Town Board Liaison

Absent: Dave West

The meeting was called to Order at 6:30 PM. Attendance was taken. In addition, Roberta Armstrong was present.

This special meeting was called to review the preliminary request from Daniel & Roberta Armstrong, 2276 Mill Rd, for their property located at 2240 Mill Rd to be re-zoned from Residential 1-Family (R1) to Planned Development District (PDD) and referred to as Haven on the Hill. The Planning Board is expected to provide a recommendation to the Town of Binghamton Board regarding this rezoning request.

Broome County has not yet done their 239 Review pending a decision by the Town of Binghamton Board on the rezoning request. A review of all initial documents provided by Ms. Armstrong was conducted by the Planning Board. Additional questions were asked of Ms. Armstrong and the following information was provided as of this date:

- No liquor license is expected to be requested by Haven on the Hill or the Armstrong family. Vendors may provide liquor under their license for special events, such as weddings.
- Haven on the Hill is expected to be an LLC with no employees.
- They expect to have 6 large events during the summer months, which may include music. The structure being built will face 80 acres of their wooded land, which will help offset any noise and/or lighting. Events are not expected to last beyond 10 pm in most instances.
- Parking lot is expected to be gravel with lighting. They also expect to run light poles along Mill Rd.
- The Planning Board set conditions for the use of this facility to be capped at a maximum of 150 people.
- Main entry/exit will be Mill Rd. Hand Rd will have access, but this route is not intended to be the primary thoroughfare.
- Well and Septic will be new and specifically for this property.
- The project is expected to disturb approximately 2.5 acres of land.

**Motion to recommend approval of the request to rezone 2240 Mill Rd from R1 to PDD was made by Bill McGowan. Seconded by Pat Wagner. All were in favor; none opposed.**

The next steps are for the Armstrong family to attend the upcoming Town of Binghamton Board meeting on March 17, 2026 at the Town Hall. Following the Broome County 239 review, and the required Public Hearing, the Town of Binghamton Board will approve or disapprove the preliminary development plan along with the change in zoning. The Armstrong family will then return to the Planning Board for review of the final plan, including but not limited to, any changes or conditions, engineering plans, Stormwater Pollution Prevention Plan (SWPPP), landscaping, utility easements, Broome County Health Department reports for the well and septic, State Environmental Quality Review Act (SEQR), etc. The Planning Board will subsequently issue a recommendation to the Town Board for approval or disapproval of the final plans.

Next Meeting

- Next Quarterly Meeting scheduled for April 28, 2026 at 6:30 PM

Adjournment: The meeting was adjourned at 7:30 PM.