

**TOWN OF BINGHAMTON
TOWN BOARD MEETING
March 18, 2026**



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MINUTES OF THE REGULAR MEETING OF THE TOWN OF BINGHAMTON TOWN BOARD HELD ON TUESDAY, MARCH 17, 2026 AT 6:00 P.M., TOWN OF BINGHAMTON TOWN HALL, BINGHAMTON, NEW YORK 13903

CALL TO ORDER: 6:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL:

E. Rounds, Supervisor	Present
M. Bensley, Dep. Supervisor	Present
D. Nye, Councilperson	Absent (Attended by zoom as observer, did not participate).
M. Donahue, Councilperson	Present
V. Conklin, Councilperson	Present

OTHERS PRESENT:

G. Middleton, Town Attorney
Tracy Tokos, Town Clerk
Zack Soboleski, Code Enforcement, buildings and grounds.
M. Leighton, Highway Superintendent
Kevin Olds, TOB Fire Department

RESIDENTS:

Roberta Armstrong - Resident
Haley Armstrong - Resident
Meggan Olds - Resident
Ray Mastin - Resident
Alex Minor - Resident
Jake Burachalk - Resident
Donald Williamson – Resident

A motion may be made to go into an executive session to discuss a legal matter and or a personnel matter regarding a particular employee after the meeting is convened. There was no Executive Session.

**NOTICE OF PUBLIC HEARING
TOWN OF BINGHAMTON**

PLEASE TAKE NOTICE that the Town of Binghamton Town Board, Broome County, New York held a public hearing on **March 17, 2026 at 6:00 pm** at the Town Hall, 279 Park Avenue, Binghamton, New York 13903, for the review of the following re-zoning and PDD development application: Applicants: Roberta and Daniel Armstrong; Address: 2240 Mill Road, Binghamton, New York 13903; Tax Map No: 177.01-1-47; Request: Rezone the parcel from R1 to PDD for the installation of a small pavilion for small scale events.

Supervisor Rounds opened the floor at 6:03 p.m.

Haley Armstrong spoke to explain the future plan of the event center. It will be a Pavilion, hosting small weekend events, i.e. weddings, small parties, etc.. consisting of a maximum capacity of 150 people. The event center will be accessed through the Armstrongs Personal driveway on Mill Rd.

Alex Minor of 2260 Mill Rd. spoke with some concerns of the traffic and whether it would affect his property and driveway. He was assured by the Armstrongs that he would be in no way affected.

Meggan Olds spoke regarding the idea of a Hand Rd. entrance and stated that Hand Rd. is not an ideal access for a large amount of traffic due to the culvert issues. Roberta explained that they did put a new pipe in the culvert. It was also pointed out by the Board members that the approval was based on the Mill Rd. access only to the venue and if they were to consider using Hand Rd. they would have to reapply with the board for approval.

No others present wished to speak.

Supervisor Rounds closed the Public Hearing at 6:09 p.m.

Attorney Middleton spoke regarding the PDD review process. Preliminary and Primary review, Right now it is in the preliminary development review stage.

A motion was made by Deputy Supervisor Bensley to adopt a Resolution to schedule a Public Hearing on April 21, 2026 at 6:01 p.m. at the Town of Binghamton, Town Hall 279 Park Ave. Binghamton for the review of the following Planned Development district rezoning application. Applicants: Daniel & Roberta Armstrong at 2240 Mill Rd. Binghamton, NY 13903 Tax Map No: 177.01-1-47; Request: Rezone the parcel from R1 to PDD for the installation of a small pavilion for small scaled events. The motion was duly seconded by Councilperson Conklin. A roll call vote resulted in the following:

Ayes: Rounds, Bensley, Conklin, and Donahue.

Absent: Nye Nays: None Abstained: None.

Declared adopted. Motion carried.

APPROVAL OF AUDITED CLAIMS:

A motion was made by Councilperson Conklin to adopt a Resolution to approve the following claims as audited:

ABSTRACT #9

<u>AUDITED CLAIMS</u>	<u>CLAIM #'S</u>	<u>AMOUNT</u>
General	Claim No. 197 - 223	\$14,736.04
Highway	Claim No. 234 - 247	\$28,163.69
Lighting	Claim No. 196	\$ 64.73
Sewer	Claim No. 224 - 225	\$ 1,744.74
Water	Claim No. 225 - 233	\$ 4,636.58
	TOTAL	\$49,345.78

The motion was duly seconded by Deputy Supervisor Bensley. All those present voted in favor of the motion. A roll call vote resulted in the following:

Ayes: Rounds, Bensley, Conklin, and Donahue.

Absent: Nye Nays: None Abstained: None

Declared adopted. Motion carried.

RECOGNITION OF MINUTES:

- Work Session Minutes of March 3, 2026

VOICE OF THE PUBLIC:

- Supervisor Rounds opened the floor at 6:20 p.m.

Donald Williamson – 2959 Maxian Rd. Mr. Williamson wanted to discuss a residence on Maxian Rd. where there is an overabundance of animals i.e. chickens, goats, turkeys, cats, and miniature horses. also, an enormous amount feces, Mattresses and junk all over the yard. Zack will look into the property and reach out to the owners.

Meggan Olds head of the ZBA – 674 Progy Rd. She mentioned that the ZBA and the Planning Board attended a Solar training session. She wanted to discuss the Moratorium and who is doing the revision of the Solar law. There is a committee in the TOB who are working on the revisions however, Attorney Middleton explained that she noticed some inconsistencies while reviewing the Local standard law and Solar laws so she wanted to go through it more carefully and she will send it back to the original group for comments and criticism. She has an associate working on it and they are going through everything right now. Meggan mentioned that we should also focus on the battery storage. The danger of the chemicals in the event of a fire was also discussed. Attorney Middleton and the Board is working on the future Solar laws and the main idea is to protect the Town of Binghamton.

There were no others wishing to speak. Supervisor Rounds closed the floor at 6:42 p.m. and brought it back the Board

COMMUNICATIONS AND ANNOUNCEMENTS:

- The Broome County Associations of Towns and Villages meeting is April 23rd at Tony’s in Endwell. The Guest speaker is Aaron Martin our newly elected County Clerk.

OFFICIALS AND COMMITTEE REPORTS:

Planning Board: – Meeting on March 24, 2026 for rezoning at 2240 Mill Rd

Zoning Board of Appeals: – There will a Public Hearing at their regularly scheduled meeting in April for 3046 Maxian Rd. residential solar installation.

Youth Commission: – No report.

Code Enforcement/Buildings and Grounds:

- 1858 Montrose Ave is still working on evicting a resident.
- The Mapes property is still in process. Waiting for the owner's attorney to connect with his client regarding the order sent to him by Gina.
- Powers Rd. Solar project is still in the process of getting the project going. They have made changes and have been informed that if they have not completed the project by the end of the year, they will be starting the entire process over again. Attorney Middleton also reminded them that they need to adhere to the original site plan.
- The LaFever property on Peckham Rd. has been cleaned up. The Town has done all that we can at this point. If there are any new developments the residents are welcome to bring them to the Boards attention.

Highway:

- Crews doing clean up from snow and wind. Cleaning up branches etc...
- Routine maintenance.

Receipt of Reports: Supervisor Rounds is in receipt of the following reports:

- Town Clerk's Monthly Report for February 2026
- DCO Monthly Report for February 2026
- Code Enforcement Officer's Monthly Report for February 2026

TOB Volunteer Fire Co: Kevin Olds reported for the month of February a total of 6 calls;

- 3 - house fires, 1 motor vehicle, 1 tree down, 1 gaseous odor call.

Supervisor: No report.

- Attorney Middleton reported on the Dr. Miller Property appraisal. She reached out to three appraisers and received prices from two of them: The amounts were \$2,500 and \$400.00.

A motion was made by Deputy Supervisor Bensley to adopt a Resolution to accept the proposed fee from land appraiser Martin Kane in the amount of \$400.00 for the appraisal of the .230-acre section of property on Dr. Millers property on Powers Rd. The motion was duly seconded by Councilperson Donahue. All those present voted in favor of the motion. A roll call vote resulted in the following:

Ayes: Rounds, Bensley, Conklin, and Donahue.

Absent: Nye Nays: None Abstained: None

Declared adopted. Motion carried.

Senior Commission:

- The Book group met last week.
- Chair yoga is going well with more and more people attending from other areas.
- The Committee had a meeting to plan more events and activities; a flyer will be coming out soon with the list of activities for the next 3 months.
- There are several more upcoming activities, please visit the website for more information.

UNFINISHED BUSINESS:

• **Community Center Furnace Replacement**

Zack received 3 quotes for the new furnace, it was discussed that due to their knowledge in our system, The established history, and that he is a Town resident Zack would like to go with Slavik and Company.

Three quotes received:

- Slavik and Company: \$11,368 (recommended)
- Postler & Jaeckle: \$13,600
- Economy Heating: \$10,840

A motion was made by Councilperson Conklin to adopt a Resolution to select the quote from Slavik and Company For the replacement of an oil fire, hydronic heating system at the Community Center in the amount of \$11,368.00 The motion was duly seconded by Deputy Supervisor Bensley. All those present voted in favor of the motion. A roll call vote resulted in the following:

Ayes: Rounds, Bensley, Conklin, and Donahue.

Absent: Nye Nays: None Abstained: None

Declared adopted. Motion carried.

• **CDBG Draw #5 Approval.**

A motion was made by Councilperson Conklin to adopt a Resolution to approve the CDBG Draw #5 in the amount of \$55,601.96. The motion was duly seconded by Councilperson Donahue. All those present voted in favor of the motion. A roll call vote resulted in the following:

Ayes: Rounds, Bensley, Conklin, and Donahue.

Absent: Nye Nays: None Abstained: None

Declared adopted. Motion carried.

- **Revisit Speed limit reduction request:**

A motion was made by Deputy Supervisor Bensley to adopt a Resolution to approve the attached list of roads sent to the County for speed limit reductions. The motion was duly seconded by Councilperson Conklin. All those present voted in favor of the motion. A roll call vote resulted in the following:

Ayes: Rounds, Bensley, Conklin, and Donahue.

Absent: Nye Nays: None Abstained: None

Declared adopted. Motion carried.

NEW BUSINESS:

- **Highway new truck discussion:**

Mark is presenting the idea of truck #2 replacement to be a single axle, a shorter truck, tighter turns, etc. Mark realized that a smaller truck could be more beneficial. An F600 truck is what he is looking at, it is similar to a Ram 5500 except the GVWR (gross vehicle weight rating) is 22,000 lbs. instead of 19,500 it can carry more, pull a little more etc. it does come as a 4wheel drive, dually. Mark thinks it allows a lot more flexibility. After some discussion it was decided that Mark will put together some specs and bring them to the next Work Session meeting on April 7th for Board review.

- **Park Terrace Sewer Rehabilitation Contract 2**

Bids were received for the Park Terrace Sewer Rehabilitation Contract 2. The decision was made to inspect some of the manholes that were sealed last year to decide whether the sealing of the manholes is something that should be done. If so, there were different prices bid from each bidder for that section and the it would change the total bid amount significantly. The decision was made to table the Bid award until it is decided that the procedure is worth doing.

A motion was made by Councilperson Donahue to table the bid award for the Park Terrace Sewer Rehabilitation - Contract 2 until April 7, 2026. The motion was duly seconded by Councilperson Conklin. All those present voted in favor of the motion. A roll call vote resulted in the following:

Ayes: Rounds, Bensley, Conklin, and Donahue.

Absent: Nye Nays: None Abstained: None

Declared adopted. Motion carried.