

**TOWN OF BINGHAMTON
TOWN BOARD MEETING
April 21, 2026**



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MINUTES OF THE REGULAR MEETING OF THE TOWN OF BINGHAMTON TOWN BOARD HELD ON TUESDAY, APRIL 21, 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	Present
M. Donahue, Councilperson	Present
V. Conklin, Councilperson	Present

OTHERS PRESENT:

G. Middleton, Town Attorney
Tracy Tokos, Town Clerk
N. Pappas, Code Enforcement, buildings and grounds.
Z. Soboleski, Code Enforcement, buildings and grounds.
M. Leighton, Highway Superintendent
T. Hanna, Deputy Highway Superintendent
Kevin Olds, TOB Fire Department

RESIDENTS: (Signed in and speakers)

Dan, Roberta, and Haley Armstrong – Residents	William & Susan Hiza - Residents
Ray Mastin - Resident	Mike & Shirley Simeck - Residents
Alex Minor – Resident	Susan Backa - Resident
Michael & Mary Keenan – Residents	Michael Starke - Resident
Ed & Laurie Palmer – Resident	Tom Bensley - Resident
Tony DiRienzo – Resident	Kevin & Cindy Emmons - Residents
Scott & Nina Hyatt – Residents	James Hull – Resident
Gail Clobridge – Resident.	Mia, Gavin & Jereme Cole - Residents
Wayne McDaniels – Resident	Jennifer Joines - Unity stables, LLC
Anthony Milkovich – Resident	Joe Kolanda - Resident
Tom Thompson - 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 an Executive Session to discuss ongoing litigation for the Mapes Property.

**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 **April 21, 2026 at 6:01 pm** at the Town Hall, 279 Park Ave. Binghamton, New York 13903, for the review of the following planned development district

rezoning 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.

Communications in writing in relation thereto may be filed with the Town Board prior to the public hearing. Persons with disabilities who require assistance should contact the Planning Board Office at (607) 343-2038 to request assistance.

Supervisor Rounds opened the floor at 6:01 p.m.

Attorney Middleton spoke regarding the Voice of the Public consistency and ground rules. Each person will have a limit of 3 minutes to speak and if possible not to repeat previous speakers unless they want to add to the topic they spoke on. The object is to speak to the Board with your questions or comments and they were also addressing their questions and comments to the Armstrong family.

Dan Armstrong spoke to explain the future plan of the project. He had a presentation that explained *the event center* and the events that will be held there, he showed the preliminary drawing of the building and he spoke of the sound levels and how it would affect the neighboring residents. It will be a closed in Pavilion with a banquet room, an office, storage space, and 2 bathrooms. The plan is to host 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.

Several residents were asking questions, explaining their feeling of opposition regarding losing the peaceful feeling they enjoy in their homes, The dangers of walking the neighborhood with their families and dealing with the high amount of traffic, the loud music, alcohol consumption and the possibilities of guests leaving the events and driving in the neighborhoods under the influence. Other residents were in favor and felt that it would not affect them.

Attorney Middleton addressed the Armstrong family regarding the original meeting with the preliminary development plan of an open faced, 2 season venue. There seems to be a substantial increase now to an all season operation in a closed faced venue. she recommended that they submit an updated Preliminary Development Plan for review with the Planning Board and then bring it back to the Town Board. The Armstrongs agreed and stated that they changed the building to address the sound concerns and the excessive wind.

A motion was made by Deputy Supervisor Bensley to table the Planned Development district rezoning application. Applicants: Daniel & Roberta Armstrong are directed to reevaluate the plans and bring the information back to the Board. The motion was duly seconded by Councilperson Conklin. All those present voted in favor.

Motion carried.

Supervisor Rounds closed the Public Hearing at 7:21 p.m.

APPROVAL OF AUDITED CLAIMS:

A motion was made by Councilperson Donahue to adopt a Resolution to approve the following claims as audited: After some discussion voucher # 313 for \$752.00 was pulled from the Highway fund regarding a headlamp replacement that is believed to be a recall.

ABSTRACT #11

<u>AUDITED CLAIMS</u>	<u>CLAIM #'S</u>	<u>AMOUNT</u>
General	Claim No. 325 - 346	\$22,682.29
Highway	Claim No. 311 - 324	\$25,806.74
Lighting	Claim No. 302	\$53.23
Sewer	Claim No. 303 - 305	\$106,963.20
Water	Claim No. 305 - 310	\$81,852.62
TOTAL		\$237,358.08

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

Ayes: Rounds, Bensley, Conklin, Nye, and Donahue.

Absent: None Nays: None Abstained: None

Declared adopted. Motion carried.

RECOGNITION OF MINUTES:

- Work Session Minutes of April 7, 2026

VOICE OF THE PUBLIC:

- Supervisor Rounds opened the floor at 7:28 p.m.

Colleen Sturdevant spoke regarding Peckham Rd. clean up and noted that there are still a few items i.e. tires, a driveway sealer etc. Zack will grab the tires and send photos of the other items to Attorney Middleton.

Attorney Middleton spoke about a draft for Legal fees and costs for Peckham Rd. to file a lien on the Property for reimbursement.

There were no others wishing to speak. The floor was closed at 7:35

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: –

Zoning Board of Appeals: – There is a Joint meeting on Tuesday April 28, 2026

Youth Commission: – Youth baseball and softball games begin the week of April 27th.

Opening day ceremonies will be held on Saturday May 9th.

Code Enforcement/Buildings and Grounds:

- Clean up days is this week April 24-25, Friday and Saturday. Zack sent out some letter to approximately 12 residents to remind them.
- Update on Maxian Rd. property with the previous concerns of garbage and overabundance of animals, they have cleaned up a lot of the garbage and the goats have not been sighted recently.
- Wood chips were cleaned out of the Jackson park playground they will be putting in gravel.
- The Morgan Rd property previously in question was discussed as to whether someone is living in the camper.
- There was also question on the status of the house at 446 Park Ave. and what is the plan for the house. Zack will reach out to the homeowner.

Highway:

- Crews continue working on repairs and recondition of equipment for the winter to be ready to.
- Cleaning of ditches on some roads that are scheduled to have work done.
- The entire crew is going on Thursday morning for a work zone safety seminar in the Town of Chenango presented by NYMIR.
- The new trailer is at the garage getting ready to move stuff into it.
- There is a pre-construction meeting for the Sewer lining project the 30th.
- The new pump for Felters Rd Phase II is expected to be coming soon.
- Mark and Gina discussed looking into “Hauling permits”.

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

- Town Clerk’s Monthly Report for March 2026
- DCO Monthly Report for March 2026
- Code Enforcement Officer’s Monthly Report for March 2026

TOB Volunteer Fire Co: Kevin Olds reported for the month of March a total of 11 calls;

- 1 - house fires, 1 motor vehicle, 1 EMS, 1 CO, 2 wires down, 3 mutual aid, 1 smoke and 1 water.
- The new Firetruck is scheduled for next year.

OFFICIALS AND COMMITTEE REPORTS: (CONTINUED)

Supervisor: No report.

Senior Commission:

- Chair yoga is going well with more and more people attending from other areas.
- The book group is growing along with Macrame, sit & Stitch, and many other activities.
- Please visit the website for more information and plan to come out and join in some of the upcoming activities.

UNFINISHED BUSINESS:

Mark presented a quote for a new F-600 truck from Chenango sales. After some discussion regarding the truck and the accessories, a motion was made by Councilperson Donahue to purchase the Ford F-600, 4x4 Chassi cab, with the enclosed add on accessories from Chenango Sales for \$142,504.00 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, Nye, and Donahue.

Absent: None Nays: None Abstained: None

Declared adopted. Motion carried.

CDBG Draw #6 Approval.

A motion was made by Deputy Supervisor Bensley to adopt a Resolution to approve the CDBG Draw #6 in the amount of \$3,219.00 for lead abatement. 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, Nye, and Donahue.

Absent: None Nays: None Abstained: None

Declared adopted. Motion carried.

NEW BUSINESS:

- Buildings and grounds are applying for a NYS grant for a new Playground.

Attorney Middleton read the State Environmental Quality Review Act Type II Resolution Regarding the Town of Binghamton Jackson Park. The Town Board is the lead agency for the SEQRA review of the proposed project. The proposed project is a type II action which is not subject to review under SEQRA, and it will not result in a significant adverse impact on the environment. The Town Supervisor is hereby authorized to sign and file, or have filed, on behalf

NEW BUSINESS: (CONTINUED)

of the Town all documents necessary to comply with SEQRA. This resolution is effective immediately.

A motion was made by Councilperson Conklin to approve the SEQRA review. The motion was duly seconded by Councilperson Donahue. All those present voted in favor of the motion.

Motion carried.

A motion was made by Councilperson Nye to adopt a Resolution giving HUNT Engineering permission to apply to NY Play for the Playground grant due by July 2026. The motion was duly seconded by Councilperson Conklin. All those present voted in favor of the motion.

Motion carried.

- Brett Pritchard & Joe Morabito are Proposing a housing development Project at the former Vestal Hills Country Club property. This is in the very early stages and they would like an early information Public Hearing to let people know and to inform all residents in the surrounding areas.

A motion was made by Deputy Supervisor Bensley to set a public hearing for June 16, 2026 at 6:01 p.m. for a special meeting and informational center about a Proposed Development of 200 acres on Webb Rd. the motion was duly seconded by Councilperson Nye, all those present voted in favor.

Motion Carried.

A motion was made by Deputy Supervisor Bensley to go into Executive Session to discuss ongoing litigation for the Mapes Property at 8:18 p.m. the motion was duly seconded by Councilperson Conklin, all those present voted in favor.

Motion carried.

A motion was made by Councilperson Donahue to exit the Executive Session and enter back into the Board meeting at 8:38 p.m. The motion was duly seconded by Deputy Supervisor Bensley, all those present voted in favor.

Motin carried.

A motion was made by Councilperson Conklin authorizing Resolution of the Mapes litigation with a deadline of June 30, 2026 and authorizing Supervisor Elizabeth Rounds to execute any and all documentation for the same. The motion was duly seconded by Councilperson Donahue, all those present voted in favor.

Motion carried.

ADJOURNMENT:

A motion was made by Councilperson Donahue to adjourn the Board Meeting at 8:40 p.m. The motion was duly seconded by Deputy Supervisor Bensley, all those present voted in favor.

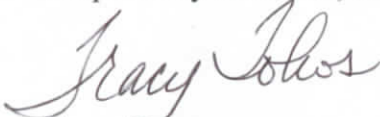
Motion carried.

LOOKING AHEAD:

The next meeting of the Town of Binghamton Town Board will be a Work Session to be held on Tuesday May 5, 2026 @ 4:00 P.M., at the Town of Binghamton Town Hall, 279 Park Avenue, Binghamton, NY.

The next regular Town Board Meeting will be held on Tuesday May 19, 2026 @ 6:00 P.M. at Town of Binghamton Town Hall, 279 Park Avenue, Binghamton, NY.

Respectfully Recorded, Transcribed, and submitted by,



Tracy Tokos,
Town Clerk