



MINUTES

Town of Binghamton Planning Board
Quarterly Meeting

Tuesday, April 28, 2026 at 6:30 PM in the Town Hall

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

The meeting was called to Order at 6:30 PM. Attendance was taken. All members were present.

Good and Welfare of Members: Nothing to share tonight

Joint Legal Corner with ZBA 6:30 PM – 7:00 PM (30 Minutes)

- Gina Middleton presented an overview of
 - Freshwater Wetlands Regulations

Old Business – Status of Projects

- 2276 Mill Rd “Haven on the Hill” – neither Roberta nor Daniel Armstrong were present at this meeting. The presentation the Armstrong’s gave at the 03/17/26 Town of Binghamton Board & Public Forum Meeting was previously emailed to the Planning Board for review prior to tonight’s meeting. We briefly discussed the significant changes the Armstrong’s presented that were different than what the Planning Board had reviewed with Roberta Armstrong at our March 5, 2026 special meeting. At the next ToB Board meeting, the board is expected to return this proposed project with its substantive changes back to the Planning Board for a new review of the request to change the zoning from R1 to PDD.
- Town of Binghamton Annual Cybersecurity Awareness Training does not earn Training Credits for Planning Board members (Gina).
- Powers Road Solar Farm – Ray Mastin provided the Planning Board with the NYSDEC General Construction Permit, which took effect January 29, 2025. Those currently covered under the 2020 CGP GP-0-25-001, will not automatically gain coverage under GP-0-25-001, and a new Notice of Intent (NOI) must be filed by those who are currently covered under the permit. The Powers Road Solar Farm is not covered under the ToB Moratorium currently in place for 1-year because their project was approved prior to the Moratorium on all Commercial Solar request. But they may be covered under this NYSDEC permit and Gina will review.

New Business

- Approval of 01/27/26 Meeting Minutes – motion by Ray Mastin, seconded by Bill McGowan. Unanimous approval.
- Current Training Status of members provided for year-to-date 2026.

- Vestal Hills Country Club – Plan to request rezoning from R1 back to PDD for 40 acres of the 206 acres. These 40 acres would be used by Good Shepherd for a 55+ Gated Community, with approximately 90 single cottage-style units with the potential for a consolidated water/sewer district.
 - There will be a joint ToB Board and Planning Board meeting, with Public Forum, held on June 16, 2026 at 6 PM. Location will either be at the Town Hall or Community Center.

Open to Town Board Liaison – Nothing to report

Open to Public – Michael Keenan, Spaulding Rd, Town of Binghamton addressed the Planning Board regarding their concerns over the “Haven on the Hill” project. Resident Keenan was advised to check the ToB Website for upcoming Planning Board and Town Board meetings to ensure that the neighboring residents of 2276 Mill Rd are kept informed of the project and its status. The public is also welcome to attend any Planning Board meetings.

Open to Members – Nothing to add beyond what was discussed for the Powers Road Solar Farm noted under Old Business.

Next Meeting

- We will hold a Special Meeting on Tuesday, June 16, 2026 at 6 PM. Location still to be confirmed. This will be a joint session with the ToB Board, and includes a Public Forum, to discuss the potential Vestal Hills Country Club project. All Planning Board members are expected to attend this joint session.
- Next Quarterly Meeting scheduled for July 28, 2026 at 6:30 PM

Adjournment: The meeting was adjourned at 7:26 PM.