

**TOWN OF BINGHAMTON  
TOWN BOARD MEETING  
June 16, 2026**



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**MINUTES OF THE REGULAR MEETING OF THE TOWN OF BINGHAMTON TOWN BOARD HELD ON TUESDAY, JUNE 16, 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  
T. Tokos, Town Clerk  
N. Pappas, Code Enforcement, buildings and grounds.  
Z. Soboleski, Code Enforcement, buildings and grounds.  
M. Leighton, Highway Superintendent.  
Tom Hanna, Deputy Highway Superintendent.  
Kevin Olds, TOB Fire Department.  
Jason Garnar, Broome County Executive.  
Brett Pritchard, Pritchard development Corp.  
Joe Morabio  
Good Shepard Retirement Community CEO Jason Santiago, Chief Financial Officer Sam Arnold, and Executive Director Mary Kay McKinney.  
Many Town of Binghamton residents were in attendance.

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 will hold a public hearing on **June 16, 2026 at 6:01 pm** at the Town Hall, 279 Park Ave. Binghamton, New York 13903, to receive feedback and information from a presentation by Brett Pritchard and/or Joe Morabito on a proposed project as follows: potential re-zoning and subdivision of the former Vestal Hills Country Club parcel located at 3123 Webb Road, Binghamton, New York 13903; Tax Map No: 191.04-1-22.2 for the development of a 55+ gated community for 40 acres and the remaining acres to be divided into 5 to 10 acre lots for new home construction.

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

Brett Pritchard spoke regarding the vision that he, Joe Morabito, and Good Shepard Communities have for the Former Vestal Hills Country Club property on Webb Rd. Brett presented several boards with photos and designs with the concept of the buildings, grounds, landscape, and the 3 models of homes that will be offered. He went through the 3 models,

1. The Heritage Collection – A vibrant 55+ neighborhood designed in partnership with Good Shepard Communities offering 90 single unit homes approx. 1800 sq. ft. a low maintenance life style and the opportunity to age in place.
2. The Lifestyle Collection – Right sized luxury homes offering modern comfort, flexibility, and convenience.
3. The Estate Collection – Market rate homes crafted for families seeking luxury and room to grow.

He spoke of bringing many of the amenities back i.e. the clubhouse, dining, the pool, the spa, the tennis courts, driving range, etc. All that the residents and surrounding neighbors of the development would have access to as well. The key objectives are to address local housing shortages, Support aging in place, Preserve open space and natural features, enhance community connectivity and to stimulate local economic growth. He reiterated that all the ideas and plans are part of a concept.

Several residents in attendance showed concern on certain topics:

Water and sewer was a concern, Jason Garnar was present and spoke regarding the concern, He said that one option is that the County is looking into a State grant for bringing the water and sewer up Hawleyton Rd. from the city of Binghamton line to Webb Rd. It was also stated that any residents on Hawleyton Rd. and Webb Rd. in the line of that would have the option to tie in. It would be at their own expense however they will look into any discounts that may be available.

Storm water management: They would engage with a local engineering company, the DEC would be involved, they have already been in communication with them and have met at the sight.

Construction hours: Operation hours will be normal hours within the Town code, They will definitely comply with any and all rules, noise ordinance, they will be OSHA aware for safety, etc..

Emergency services: Good Shepard has security 24/7, They have current arrangements with Broome County, Maine Endwell school District, and they would be willing to do the same with the Town of Binghamton.

The Fill being brought in currently: It was brought up as to whether the fill was or is being tested to be sure that residents near the sight do not have to worry about their (well) drinking water being affected. Brett stated that the fill is clean.

Several residents are concerned about the traffic coming in and out of the development they are hoping that there will be several entrance ways throughout the development: Brett explained that they do understand the need for even flows of traffic and will keep that in consideration.

Wildlife being pushed out during the current work being done: Beavers and other wildlife animals are relocating and causing havoc throughout.

The final question was the time line? They are projecting less than 5 years.

Supervisor Rounds closed the Public Hearing at 7:22 p.m.

**APPROVAL OF AUDITED CLAIMS:**

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

**ABSTRACT #15**

<b><u>AUDITED CLAIMS</u></b>	<b><u>CLAIM #'S</u></b>	<b><u>AMOUNT</u></b>
General	Claim No. 483 - 504	\$19,920.58
Highway	Claim No. 469 - 482	\$130,912.61
Lighting	Claim No. 462	\$44.69
Sewer	Claim No. 463 - 464	\$1,757.24
Water	Claim No. 464 - 468	\$2,761.75
	<b>TOTAL</b>	<b>\$155,396.87</b>

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.

**RECOGNITION OF MINUTES:**

- Work Session Minutes of June 2, 2026

**COMMUNICATIONS AND ANNOUNCEMENTS:**

- The Primary Election voting is on Tuesday June 23<sup>rd</sup> at the Town Hall only from 6 a.m. to 9 p.m. (There will be NO polls set up at the Community Center or Church.)
- The Broome County Association of Towns and Villages meeting will be Thursday June 25<sup>th</sup>. The speaker is the President from NYSAOT.

## **OFFICIALS AND COMMITTEE REPORTS:**

### **Attorney Report:**

- The Deed transfer for Carl Lucas is in process. Waiting for response from his attorney.
- The Dr. Miller property transfer is in process. There is a draft agreement, waiting for seller's attorney.
- The lien for the LaFever Peckham Rd. property total is \$13,646.20 for attorney fees and property clean up fees.
- Montrose property is still in process of settling. The buyer was given some additional time.

### **Planning Board:** –

**Zoning Board of Appeals:** – July 28, 2026 there will be a joint meeting.

**Youth Commission:** – No report.

### **Code Enforcement/Buildings and Grounds:**

- Attorney Middleton has a draft for the fill permit. She will present it at the July Work Session.

### **Highway:**

- The new skid steer is here and in service.
- The crews are working on ditch work, road repairs, etc.
- There were some additional complaints regarding the micro paving / resurfacing that was done. Supervisor Rounds is in touch with Vestal Asphalt.

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

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

**TOB Volunteer Fire Co:** Kevin gave a report for April and May

- There were 14 calls – 2 EMS, 4 Mutual aid, 1 Motor vehicle accident, 4 wires down, 1 brush fire, and 1 tree down.
- The Fire Department will be putting on a Fire safety presentation for the Senior commission members on October 20<sup>th</sup> from 2 – 4 p.m.

### **Supervisor:**

- The grant for the Playground has been submitted.

- A request was submitted to Pro-housing regarding the water project for the Vestal Hills proposed project.
- Supervisor Rounds is in discussion with Sharp Tech to upgrade the computers and software. More information will be provided at the next meeting.

**Senior Commission:**

- Macrame is on a break until further notice.
- Chair yoga will take a break in July and August and will resume in September
- There will be a Senior Picnic on Monday June 29<sup>th</sup> from 12 - 3. There will be Hamburgers, hot dogs, paper products, silverware, and drinks will be provided by the Town, please bring a dish to pass.
- Saturday July 11<sup>th</sup> there will be a K-9 search and rescue demonstration and lite luncheon held at the Community center at 11:30 – 1:00.
- Please visit the website for future upcoming events.

**UNFINISHED BUSINESS:**

- Approval for CDBG applications -

A motion was made by Deputy Supervisor Bensley to approve the CDBG application for Todd Coddington at 3510 Brigham St. in the amount of \$54,364.00 for Roofing, Painting, Windows & Doors, and Lead abatement. 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, Nye, and Donahue.

Absent: None            Nays: None            Abstained: None

Declared adopted.            Motion carried.

A motion was made by Councilperson Donahue to approve the CDBG application for Lynn Arnold at 3448 Mildred St. in the amount of \$36,973.00 for Exterior & Interior Carpentry, Heating, Plumbing, Roofing, Painting, and Windows & Doors, 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.

- Approval for CDBG Drawdown #7

- Approval for CDBG Drawdown #7

A motion was made by Councilperson Conklin to approve the CDBG Drawdown #7 of the Housing Trust Fund Corporation Community Development Block Grant Program in the amount of \$76,696.39 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:**

Mark received a quote for a new Flow Meter for the Felters Rd. Pumphouse after some discussion;

A motion was made by Councilperson Donahue to approve the purchase of the Flow meter from PERTECH KNW SALES, LLC in Buffalo, NY in the total amount of \$4,840.00. 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, Nye and Donahue.

Absent: None            Nays: None            Abstained: None

Declared adopted.            Motion carried.

- The Senior Commission requested permission to gather at Jackson Park for the Meteor Shower:

Motion to approve the Senior Commission the use of Jackson Park on August 12, 2026 at 9:30 p.m. for the meteor shower watch. All those present voted in favor of the motion.

A Proclamation for Ed Swarthout, the retiring Athletic Director at Susquehanna Valley was presented to him on Wednesday June 17, 2026 for his dedication, his professional career to serving the students, families, and residents of the Susquehanna Valley Central School District with integrity, professionalism, and unwavering commitment.

- The annual DWI Tournament will be at Jackson Park July 11-12, 2026

**ADJOURNMENT:**

A motion was made by Deputy Supervisor Bensley to adjourn the Board Meeting at 8:13 p.m. The motion was duly seconded by Councilperson Conklin, all those present voted in favor of the motion.

Motion carried.

**LOOKING AHEAD:**

*The next meeting of the Town of Binghamton Town Board will be a Work Session to be held on Tuesday July 7, 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 July 21, 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