

PLANNING BOARD MINUTES
FEBRUARY 19, 2018

A regular meeting of the Town of Dickinson Planning Board was held on the 19th day of February, 2018 in the Town Meeting Room, Town Office Building, 531 Old Front Street, Binghamton, New York. Chairman Wasser called the meeting to order at 6:00 P.M.

MEMBERS PRESENT: Wasser, Groover, Morello, Ford

MEMBERS ABSENT: Kirkland

ALSO PRESENT: Burns, Exley, Lake, Rafferty, Ainslie, Marchuska

Member Morello made a motion to approve the minutes of the January 22, 2018 Planning Board Minutes. Member Ford seconded and all members present voted Aye.

BOCES

435 Glenwood Road

Recommendation to Town Zoning Board of Appeals

Code Enforcement Officer explained that the Planning Board has been requested to offer their recommendation to the Zoning Board concerning the application for a Special Permit and area variance. A Special Permit is required for educational buildings in the R-1 district. A variance is also required to eliminate the need for BOCES to construct loading areas as required by the ordinance.

Architect Ainslie explained that the building will be entirely occupied as administrative office for BOCES and the building will not require the use of large trucks. Supplies will be delivered by small office trucks or vans. The construction of the loading areas would require additional grading and add to the storm water discharge.

Member Groover asked about future uses for the building. Mr. Ainslie stated that the building would not be suited for classroom space and the building will not meet the standards for a classroom per the NYSED. Sharon Exley asked why the building was not being built on the main campus across the street. Mr. Marchuska stated that there was little land across the street with the addition of additional parking lots. She also asked if this would set a precedent for other properties on Glenwood Road. Code Officer Rafferty stated that each project is independent and the Zoning Board or Planning Board decisions do not set precedent.

Mr. Ainslie stated that BOCES is being given additional duties by the State Education Department and some additional hiring will occur as a result of the added responsibilities. Member Ford explained the current drainage pattern of Glenwood Road. Town Engineer Lake asked when the SWPPP plans will be submitted.

As part of the SWPPP plan, the applicant will submit a landscaping plan. A meeting has been scheduled for March 19th at 6:00 to review the site plan. Member Ford made a motion to recommend approval of the variance request to eliminate the need for loading areas. Member

Morello seconded the motion and all members present voted Aye. Member Groover made a motion to recommend approval of the Special Permit. Member Ford seconded the motion and all members present voted Aye.

The next meeting will be March 19, 2017 at 6:00 P.M.

Member Ford made a motion to adjourn the meeting at 6:33 P.M. Chairman Wasser seconded the motion and all members present voted Aye.

Respectfully submitted,

Stephen Rafferty
Secretary