

**December 4, 2023– WORK SESSION**

**The Work Session of the Town of Dickinson Town Board was called to order by Supervisor Michael A. Marinaccio at 5:30 PM on Monday, December 4, 2023 at the Town Hall, 531 Old Front Street, Binghamton, New York.**

**The members of the Town Board present were:**

**Michael A. Marinaccio, Supervisor  
Stephen M. Gardner, Councilperson  
Danny F. Morabito, Councilperson  
Thomas J. Burns, Councilperson  
Sharon M. Exley, Councilperson**

**Also attending:**

**Keegan Coughlin, Esq., Attorney for the Town  
Wendi Evans, Town Clerk  
Joel Kie, Public Works Commissioner  
Ron Lake, Town Engineer**

**Also in attendance: 2 members of the public**

**PUBLIC HEARING**

**5:30 PM PUBLIC HEARING REGARDING THE LOCAL LAW AFFECTING A  
TEMPORARY MORATORIUM WITHIN THE TOWN OF DICKINSON ON THE  
DEVELOPMENT AND CONSTRUCTION OF SOLAR ENERGY SYSTEMS.**

Supervisor Marinaccio opened the public hearing at 5:30 PM noting 2 members of the public present.

**TOWN OF DICKINSON  
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Town Board of the Town of Dickinson at Town Hall, 531 Old Front Street, Binghamton, NY on December 4, 2023 at 5:30 p.m., or as soon thereafter as the matter may be heard, regarding a local law entitled “A LOCAL LAW AFFECTING A TEMPORARY MORATORIUM WITHIN THE TOWN OF DICKINSON ON THE DEVELOPMENT AND CONSTRUCTION OF SOLAR ENERGY SYSTEMS.”

TAKE FURTHER NOTICE that the environmental significance, if any, of the proposed local law will be reviewed by said Town Board incident to and as a part of said public hearing.

Interested persons shall be entitled to be heard upon said proposed local law. Persons with disabilities who require assistance in attending said public hearing, or in furnishing comments and suggestions, should contact the undersigned to request such assistance. Communications in writing in relation thereto may be filed with the Town Board prior to the public hearing.

Dated: November 15, 2023

Wendi Evans, Town Clerk

With no comments being heard the Public Hearing was closed at 5:35 PM.

Supervisor Marinaccio stated that Town Clerk Evans will be providing the Town Board members with a copy of the draft **2024 Organizational Resolution**.

**December Town Board Work Session  
Supervisor's Report**

1. Broome County Department of Planning and Economic Development reviewed our proposed extension of the solar Moratorium and stated that they did not identify any significant countywide or inter-community impacts associated with the proposed project. This means the town can move forward with the extension.
2. The MicroTel is being sold. We currently are holding the escrow money for that project which should have been given back to the owner so with board approval, we will send a check to the current and original owner of the hotel.
3. Regarding the 2024 Organization meeting to be held in January, 2024, I just want to give a heads up on some assignments and appointments:
  - Planning Board, Hans Van Houten has agreed to be reappointed, Chairman Jerry Ford will remain a member but may be resigning sometime in March. I have several candidates to fill the position if Jerry resigns.
  - Board of Assessment Review, Jack Giblin has agreed to serve another term.
  - Zoning Board, Jason Delanoy has agreed to serve another term
  - Ron Lake will continue to serve as our Town Engineer
  - Town Board Committee Assignments:

Steve will continue as finance chair, Tom will continue as planning and zoning board chair, Sharon will chair water and sewer, Dan will continue as public works chair and as deputy town supervisor, I will continue to chair code enforcement and will also chair personnel. Each of these positions is very important in maintaining effective communication amongst all our departments and programs.
4. The Town of Chenango has appointed a new town supervisor. His name is Michael Lumsden. I have reached out to Supervisor Lumsden to discuss our ongoing positive working relationship with the Town of Chenango plus inform him of their town's continued participation in BMTS, BCAOTV and NYAOT.

Supervisor Marinaccio stated that Town Clerk Evans will be providing the Town Board members with a copy of the draft **2024 Organizational Resolution**.

**MICROTEL ESCROW**

On a motion by Councilperson Morabito seconded by Councilperson Burns to approve the **Escrow money for the Microtel project be dispersed back to the Microtel**. All in favor.  
Vote- Ayes-5, Nays-0, Absent-0.

Supervisor Marinaccio voting Aye  
Councilperson Gardner voting Aye  
Councilperson Exley voting Aye  
Councilperson Morabito Aye  
Councilperson Burns voting Aye

All in favor.

**ATTORNEY**

**DISCUSSION: UPDATED SOLAR LAW**

Attorney Coughlin explained that he emailed out 2 proposed local laws for the board to review in the coming week. One is the creation of an overlay district which would be called the “Solar Energy District.” Tax numbers are on there of where this would be applicable. The board has discussed previously of the current project that falls in this overlay district as well as the proposed project that Tim’s company has been working on. This would apply to those properties right away. Other folks could apply to have the overlay district placed on their property subject to a few things. That was the primary take away that he took from the board that they wanted to preserve the residential areas which was the intent in creating these overlay district areas so when someone wants to put a solar project in, they will have to apply for this district to be placed on their properties, and the board will review. It does have some setback requirements built into it. Some details need to be yet defined.

Attorney Coughlin also went over the “Solar Energy Systems Local Law” to see if there could be anything that could be improved from a screening perspective, responsible decommissioning perspective, height restrictions, setbacks and definitions. A modified copy of the existing local law was given to each of the board members to review. It has some adjustments with more improved language regarding creating visual buffers, the size of the facility, as well as decommissioning the height restrictions, minimize visual impacts, and view blockage from surrounding properties. Looking to really make these solar projects responsible for the neighborhood sight lines as well, which is the primary objective of the board. Attorney Coughlin would like the board to review and reach out with questions and at the next meeting he would like to introduce both local laws and have a public hearing in January. It will require 2 public hearings at the same meeting.

## **PUBLIC WORKS**

- Commissioner Kie commented that leaf pickup is complete for the year.
- Commissioner Kie would like to review with Attorney Coughlin regarding private residents doing their own work on water and sewer. Would like to have something drafted and put in place so that they have to use a reputable co. as doing the work themselves can conflict with the town's infrastructure. Water mains, sewer lines, etc.

## **CODE**

- Nothing to report.

## **ZONING**

- Nothing to report.

On a motion by Supervisor Marinaccio, the work session was adjourned by a motion from Councilperson Morabito and seconded by Councilperson Burns at 6:07 PM.

Respectfully submitted,

Wendi Evans  
Town Clerk