

PLANNING BOARD MEETING – JULY 28, 2025

The Planning Board Meeting of the Town of Dickinson was called to order with the pledge of allegiance by Hans VanHouten at 6:00 PM on Monday, July 28, 2025 at the Town Hall, 531 Old Front Street, Binghamton, New York.

The members of the Planning Board present were:

**Hans VanHouten, Chairman
Christine Klein, Board Member
William Sands, Board Member
Brian Blaise, Board Member
Judie Mickelson, Board Member**

Also in attendance:

**Wendi Evans, Town Clerk
Tom Burns Councilman
1 Guest**

CHAIR

Mr. VanHouten called the meeting to order at 6:00

MINUTES TO APPROVE

On a motion by J. Mickelson seconded by W. Sands to approve the March 31, 2025 Planning Board Meeting Minutes. All in favor.

Vote-5 Ayes, Nays-0, Absent-0.

OLD BUSINESS

H. Vanhouten commented that the comprehensive plan has been passed and now it has gone to the town board who will review it. They will need to vote on it as well.

The solar farm project is moving along quickly, and everything has been good up to this point in the process.

NEW BUSINESS

532 Old Front St. – The owner of the property is requesting to add an addition to the garage for storage. H. Vanhouten explained that a site plan is required for an addition which usually involves an architect who then generates a site plan. Sometimes small businesses will use graph paper and sketches out the existing structures and then put the proposed structure somewhere on that site plan which is acceptable as well. A site plan is required as it is needed in the records. The owner is building to the right of the existing structure. H. Vanhouten also requested that he talk to the Code Enforcer regarding getting a surveyor as the property lines are not clear. If the neighbor has survey pins, then a site visit with Kyle could be acceptable. We cannot approve a project without definite property lines being located. The site plan and having the property surveyed are the 2 concerns moving forward. The property owner may wait till next year to do the project as he did not realize all the steps it will take to get it approved.

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A motion by C. Klein and B. Sands to table this project till more information is provided. A site plan and potentially a survey is required. All in favor.

Vote-5 Ayes, Nays-0, Absent-0.

NEXT PLANNING BOARD MEETING

The next Planning Board Meeting is to be determined

ADJOURNMENT

The meeting was adjourned by B. Sands and seconded by C. Klein at 6:17 PM.

All in favor.

Vote-5 Ayes, Nays-0, Absent-0.