

PLANNING BOARD MEETING – August 31, 2026

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, August 31, 2026 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:

**Keegan Coughlin, Town Attorney - Absent
Kyle Doyle, Code Enforcement
Wendi Evans – Town Clerk
Tom Burns, Councilman - Absent**

CHAIR

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

MINUTES TO APPROVE

On a motion by W. Sands seconded by C. Klein to approve July 27, 2026 Planning Board Meeting Minutes. All in favor.
Vote-5 Ayes, Nays-0.

OLD BUSINESS

PUBLIC HEARING OPENED @ 6:00 – SPECIAL USE PERMIT APPLICATION FILED BY ZAIN ALEEM FOR ZAIN’S GARAGE LLC

TOWN OF DICKINSON PLANNING BOARD NOTICE OF PUBLIC HEARING

TAKE NOTICE that a public hearing will be held by the Town of Dickinson Planning Board on August 31, 2026 at 6:00 p.m. for the special use permit application filed by Zain Aleem for Zain’s Garage LLC regarding property located at 532 Old Front Street, Binghamton.

Members of the public shall be entitled to be heard upon said application. Written communications in relation thereto may also be submitted prior to the hearing by contacting the Town of Dickinson Planning Department at (607) 723-9401. Persons with disabilities who require assistance in attending said public hearing should contact the Town Office to request such assistance.

Dated: August 19, 2026

Hans Van Houten, Chair
Town of Dickinson Planning Board

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DISCUSSION – The board reviewed the 239 review and discussed each bullet point. The board agreed that they would like the owner of the business to redo the SEQR Form. Officer Doyle will supply him with the hard copies and link to do that as their initial submission/documentation was incomplete and inaccurate. The dates need to be the same as previously done.

Once the Planning Board has received the updated SEQR and updated Site Plan and it is approved if he continues to do what he is currently doing, Officer Doyle will be able to give him a violation if needed. Photos have been taken in the past and currently as needed.

NOTE: THE PUBLIC HEARING WILL REMAIN OPEN UNTIL THE NEXT MEETING.

NEW BUSINESS

Officer Doyle explained that the Prospect Fire Departments addition is hoping to be in that stage to be able to come to the Planning Board. They are currently waiting on the State. The process is as follows: Once they receive all the information from their contractor they will then send it all to the state for its approval since it is a grant from the state. If approved, then it will come before the planning board to have permits issued.

COMMENTS

Christine Klein commented on where the progress was for them to have a separate email for the town to receive information rather than from their person emails. Officer Doyle replied that he is going to request it to be added to the budget for next year as there is a cost involved. It has been mentioned and they are looking at some options that may be a possibility.

NEXT PLANNING BOARD MEETING

The next meeting will be held September 28, 2026 @ 6:00.

ADJOURNMENT

The meeting was adjourned by W. Sands and seconded by J. Mickelson at 6:20 PM.

All in favor.

Vote-5 Ayes, Nays-0

Respectfully submitted,

Wendi Evans
Town Clerk

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