

PLANNING BOARD MEETING – September 28, 2026

The Planning Board Meeting of the Town of Dickinson was called to order by Hans VanHouten at 6:00 PM on Monday, September 28, 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
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 Aug 31, 2026 Planning Board Meeting Minutes. All in favor.
Vote-5 Ayes, Nays-0.

OLD BUSINESS

PUBLIC HEARING CONTINUED FROM PREVIOUS MEETING ON AUG. 31, 2026 @ 6:00 – SPECIAL USE PERMIT APPLICATION FILED BY ZAIN ALEEM FOR ZAIN’S GARAGE LLC FOR 532 OLD FRONT ST.

DISCUSSION – An updated site plan was submitted by Zain Aleem owner of Zain’s garage and reviewed by the board. He proposed placing vehicles at the back of the building to give him more available spaces to park cars. A concern is that the vehicles cannot just be parked on grass that it would need to be millings, blacktop or gravel. Another concern by the attorney and the board is the wetlands that are at the back of the building, is whether DEC will allow it due to debris, fluids leaking, etc. Attorney Coughlin commented that there is nothing allowed within 100 ft. of the wetlands. Property lines have not yet been located, and they will try to be located by the next meeting. Officer Doyle read the comments from the County and is going to contact the DEC to see if it would be approved in regard to the wetlands and also contact the county to have them review the plan once again with the parking spaces in the back of the building. Officer Doyle explained to the owner that cars need to be kept out of the road, and the cars need to be limited and regardless of what is voted on there will be code requirements enforced moving forward. The board requested that Zain submit an updated plan with the front parking spots being 10 X 20 parking spots. Which with reviewing the plan would give him 12 spots in and out of the garage. The 2 on the side could not be cars for repair due to it being too close to the wetlands. Another concern is what he has to use for an oil spill, and he responded that he has what is required. Attorney Coughlin requested that he have it but in writing before this is approved. So

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needed before the next meeting is an updated site plan and an oil spill plan. The board also requested that before the next meeting we review what he has gathered and Officer Doyle will go and inspect the location and see if there is anything he needs to add or omit before it gets brought to the board to save having to delay the process another month.

The public hearing will remain open till the next meeting in October.

NEW BUSINESS

Prospect Fire Department has nothing currently for the planning board to review for their grant building contract. A contract has not yet been signed with a building contractor. They have 1 year from Oct. to spend the grant money.

NEXT PLANNING BOARD MEETING

The next meeting will be held October 26, 2026 @ 6:00.

ADJOURNMENT

The meeting was adjourned by W. Sands and seconded by B. Blaise at 6:38 PM.

All in favor.

Vote-4 Ayes, Nays-0

Respectfully submitted,

Wendi Evans

Town Clerk