PLANNING BOARD MEETING – October 26, 2026

The Planning Board Meeting of the Town of Dickinson was called to order by Hans VanHouten at 6:00 PM on Monday, October 26, 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
Michael Marinaccio – Town Supervisor
4 Guests

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 September 28, 2026, Planning Board Meeting Minutes. All in favor.
Vote-5 Ayes, Nays-0.

OLD BUSINESS

PUBLIC HEARING CONTINUED FROM PREVIOUS MEETING ON SEPT 28, 2026 @ 6:00 – SPECIAL USE PERMIT APPLICATION FILED BY ZAIN ALEEM FOR ZAIN'S GARAGE LLC FOR 532 OLD FRONT ST.

DISCUSSION –

The owner submitted a revised site plan that had been requested by the board at the previous meeting. The comments from DEC were reviewed by each board member and they agreed that there were no concerns about it. Supervisor Marinaccio was concerned about parking at the back of the building and that was discussed and made known to the owner in the last meeting that would not be acceptable and he had removed it from the updated site plan. The updated site plan shows there are no parking spaces on the rear, 13 parking spots that are 10 x 20 with 2 vehicles along the side of the building. Officer Doyle wants to make sure he maintains the 5ft. setback as well. All the requirements are documented. Attorney Coughlin commented that SEQR Part 2 will need to be completed and submitted as well. The board has agreed to move forward with completing SEQR Part 2 at this meeting and Officer Doyle is submitting it this week. Need to submit to us in writing for the Special Use Permit that there will be no more than 13 vehicles outside of the building, and the hours of operation will be 11 AM to 7 PM, Monday through Friday. A written spill plan will need to be submitted as well.

On Motion from Board Member Christine Klein, seconded by Board Member Judie Mickelson to issue a negative declaration of SEQR based on the discussion after reviewing all 11 items in Part 2.
Vote Ayes- 5, Nays-0, Absent-0.
Hans VanHouten voting Aye
Christine Klein voting Aye
William Sands voting Aye
Brian Blaise voting Aye
Judie Mickelson voting Aye
Unanimously passed and noted as duly adopted.

On Motion from Board Member Christine Klein, seconded by Board Member William Sands to approve the site plan subject to the conditions that were discussed and documented .
Vote Ayes- 5, Nays-0, Absent-0.
Hans VanHouten voting Aye
Christine Klein voting Aye
William Sands voting Aye
Brian Blaise voting Aye
Judie Mickelson voting Aye
Unanimously passed and noted as duly adopted.

On Motion from Board Member Christine Klein, seconded by Board Member Judie Mickelson to close the public hearing.
Vote Ayes- 5, Nays-0, Absent-0.
Hans VanHouten voting Aye
Christine Klein voting Aye
William Sands voting Aye
Brian Blaise voting Aye
Judie Mickelson voting Aye
Unanimously passed and noted as duly adopted.

The public hearing closed @ 6:22 pm.

NEW BUSINESS

Nothing to comment on

COMMENTS – Supervisor Marinaccio commented that the town was recently audited and it all went very well and the town is in very good standings in all areas. He introduced Bob Ash who will be the new planning board member that will be on board the first of the year to replace Hans VanHouten who will be a Councilman the first of the year. He recognized Officer Doyle for

doing a great job and having a record amount coming in for permits and doing a thorough job with everything he does.

NEXT PLANNING BOARD MEETING

To be determined

ADJOURNMENT

The meeting was adjourned by C. Klein and seconded by W. Sands at 6:45 PM.
All in favor.
Vote- 5 Ayes, Nays-0

Respectfully submitted,

Wendi Evans
Town Clerk