

## May 5, 2025- 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, May 5, 2025 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**  
**Sharon M. Exley, Councilperson**  
**Danny F. Morabito, Councilperson**  
**Thomas J. Burns, Councilperson**

**Also attending:**

**Keegan Coughlin, Esq., Attorney for the Town**  
**Wendi Evans, Town Clerk**

**Also in attendance:**

**Public Works Commissioner Joel Kie, Code Enforcement Officer Kyle Doyle, 3 Guests**

### CHAIR

#### **Town Board Work session May 5, 2025**

1. I will be meeting with the BC Director Of EMS Neil Haight, on Tuesday, May 6, 1 PM here at the Town Hall, to discuss the soon to be announce Innovative Readiness Training that will take place at the SUNY Broome Campus around August of this year. Various services will be provided to our veterans on campus, but I will share the details with everyone after I meet with Neil. This event is part of the Broome County Salutes Our Veterans.
2. In regard to the PILOT for the proposed housing project on Glenwood Rd., as discussed with various board members, we have a concern as to how the PILOT negatively affects our tax cap formula. Maybe our town attorney can brief us on this tonight as well as the pros and cons regarding PUD projects.
3. I have information that there is a possible sale of Elizabeth Church manor being proposed. Since we currently have a PILOT agreement with ECM, we will be monitoring this issue closely. I believe that the potential buyers of ECM are meeting with the NY State Commission to discuss the purchase if it were to happen.
4. I want to thank Matt Barcak, Broome County Sheriff Detective who spent time with town staff and officials on April 25 to train us in an active shooter situation. There are a few inexpensive steps that we can immediately take to protect ourselves and I will

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send out an interoffice memo when we take those steps. Board members will also be copied.

5. Prior to the training, we held a special town board public hearing meeting which was approved at our April 14 meeting and publicly announced. I want to thank the board members who attended this meeting and voted on and approved the Prospect Terrace tax exempt status.
6. For the board's information: The county is taking over two properties, 26 Pulaski, which owes \$280 in sewer/water bills and remains occupied, and 29 Longview which owes \$1246 in sewer/water bills and is not occupied. Darrell has been in touch with the county on both these properties in trying to get these bills paid. We will be monitoring this situation closely and report back to the board.

### ATTORNEY

Attorney Coughlin commented that we will be introducing 4 Local Laws at the regular meeting next week. 1. Knox boxes 2. Multiple Dwellings Managers 3. Open Fires 4. Temporary Portable Storage Containers.

He also explained PUD Developments and why someone would want a PUD verse going through other zoning. He explained the real point for PUD you want to have similar uses, but you want different bulk requirements. The project on Glenwood Rd is looking to have PUD. They are looking for different sizes of the buildings, the size of the lots, the amount of parking required, etc. It only makes sense when it is truly planned out development. It would give the town a little more strength in the overall review rather than the planning/zoning bored just approving. Glenwood project is looking to have smaller houses so looking for some flexibility. The town board will decide if it will be a PUD development or not. This is a 13-to-14-million-dollar project. Councilperson Morabito is going to review a chart that Supervisor Marinaccio has created to review. The town would not benefit from this for 20 years since it is a PILOT program.

### PUBLIC WORKS

#### **Highway:**

On Motion from Councilperson Morabito, seconded by Councilperson Gardner to **Approve the bid for the purchase of a new garbage truck in the amount of \$62,500 with a 30-day warranty and to declare our current garbage truck surplus.**

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

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

Unanimously passed and noted as duly adopted.

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**Comment:** Commissioner Kie commented that 26 Pulaski has been bad for 11 years and the County is now saying they have negotiated something with the current owner. It has major problems and violations and there is nothing we can do because it is in limbo with the County. Emails have been sent to the county and their reply was they were passing it on to their attorney's office. Attorney Coughlin is going to look into the correspondence. 29 Longview is the same.

Commissioner Kie commented that the garage area parking lots were paved, and the paving company did a great job.

### **CODE**

- Code Enforcer Doyle commented that 401 Glenwood Rd. was demolished due to a BOCES project.
- 39 Sunset Dr. is now a vacant structure. A notice was on the board stating that it was owned by a bank. No one is to be on the property.

### **ZONING BOARD**

Meeting scheduled for June 23, 2025.

### **PLANNING BOARD**

Nothing to comment.

On motion by Supervisor Marinaccio, the Work Session Meeting was adjourned into **Executive Session** to discuss a personal issue on a motion from Councilperson Burns and seconded by Councilperson Morabito at 6:20 PM. All in favor.

On a motion by Councilperson Burns and seconded by Councilperson Morabito to return to work session at 6:35 PM. All in favor

On motion by Supervisor Marinaccio, the work session was adjourned by a motion from Councilman Morabito and seconded by Councilman Burns at 6:36 PM. all in favor.

Respectfully submitted,

Wendi Evans  
Town Clerk