

PLANNING BOARD MEETING – DECEMBER 15, 2025

The Planning Board Meeting of the Town of Dickinson was called to order with the pledge of allegiance by Hans VanHouten at 5:00 PM on Monday, December 15, 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 - Absent

William Sands, Board Member

Brian Blaise, Board Member

Judie Mickelson, Board Member - Absent

Also in attendance:

Mike Marinaccio Town Supervisor

Wendi Evans, Town Clerk

Tom Burns, Councilman

CHAIR

Mr. VanHouten called the meeting to order at 5:00

MINUTES TO APPROVE

On a motion by W. Sands seconded by B.Blaise to approve July 28, 2025 Planning Board Meeting Minutes. All in favor.

Vote-3 Ayes, Nays-0, Absent-2.

OLD BUSINESS

Chairman VanHouten commented that the Comprehensive plan looks good but still needs some final touches. Wants the format to be looked at and make sure the numbers match up. The next meeting would like to review it and make sure. It will need to be County approved and the town board will need to approve it as well.

NEW BUSINESS

None to discuss

COMMENTS

Supervisor Marinaccio commented that we had a good year and it will be reflected in the Newsletter in April. Income not from property taxes goes directly to the general fund. January 1st we will be collecting Hotel/Occupancy tax. 3 % of the room rates is what we will be collecting. That money is earmarked for water/sewer as they are the biggest challenges being we do not have control of what the town gets charged and we have to pay what gets charged to us. It will take at least 6 months to see how much money is generated from this. When we have that amount, we hope to share that with the residents. We hope it is a great success for the town.

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We currently have 2 solar projects but if the governor has her way with the legislature we may not have any say as to what goes where and that includes how we zone property. The Association of Towns in Albany are working on it by meeting with legislators. I would like the planning board to keep that in mind if another project comes along. People are still contacting the town about getting a project here in the Town of Dickinson, but the town is against anymore being done.

Single family homes will be possibly the next project that will be upcoming. A person wants to build 2 homes off of Phelps Rd. There is no water/sewer on that property so that would be her responsibility to have put in. She is in the beginning phases of finding out what needs to be in place for her to do that.

Glenwood Rd – Justin Marchuska came to us back a year ago and wanted to develop 90 small homes off Glenwood Rd. They met with him and discussed his plans and after the discussion they estimated it would cost 14-15 million dollars. It is off the table as of now and on indefinite hold.

NEXT PLANNING BOARD MEETING

The next Planning Board Meeting is to be determined

ADJOURNMENT

The meeting was adjourned by B. Sands and seconded by B. Blaise at 5:18 PM.

All in favor.

Vote-3 Ayes, Nays-0, Absent-2

Respectfully submitted,



Wendi Evans
Town Clerk