

**Town of Vestal Planning Board Meeting**  
**Sept 10, 2013**  
**7:30P.M.**

In the absence of Joyce Majewski, Chairwoman, Bob Bennett, Sr. was selected as Chair.

**Board Members Present:** Bob Bennett, Sr., Augie Gates, Bob Warner, Edward Zimmer, Madeleine Cotts

**Absent:** Chairwoman Joyce Majewski

**Also present:** Gary Campo, Town Engineer; Carl Truman, Fire Marshall

Board member Bob Bennett appointed Madeleine Cotts as a voting member as Mr. Gates was not in attendance in the beginning of the meeting.

**1). Approval of Past Minutes**

Motion by Bob Warner to approve the April 9<sup>th</sup>, 2013 minutes, second by Madeleine Cotts. Motion passed with all members voting in favor.

**2). 4733 VPE Associates, BCTMP#159.15-1-35. 4733 Vestal Parkway East**

Build lower parking lot (old Magic Years building near City line)

William Walsh, Walsh Construction, owner of the property; they would like to build a lower parking lot in order to make the building more “desirable”. The building has been vacant for over a year. They have tried to sell and or lease it but have found out that without the lower level being accessible and they are getting much opposition. Putting in an elevator would cost an estimated \$50,000. Accessing the lower level with a lot will also provide additional parking for a new owner or tenant. The back yard now is a fenced in area. They will create a driveway, at a 10 percent grade, down to the lower level.

They have a nice front yard and want to preserve it at this time. Landscaping will be done out back as well.

Parking lot will have lights from the building and they will be directed towards the river.

Gary suggested a two foot stone ditch out of the end of the pavement, like an under drain without a pipe, so the oil from the parking lot does not go directly into the river.

There is sanitary sewer on the easement so they have to get a letter from the City of Binghamton to do work.

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### Review List:

Build lower parking lot, no outside changes to building, change use from office to retail; zoning is C2, commercial office, retail is fine; parking, 41 built, 44 required, with 2 handicap spots required, there are 6 additional spaces along the front of the building which will not be built at this time, they are shown to meet the code requirements on parking; less than an acre of disturbance and the lot will slope away for the neighbors, and they will put the stone drain in along the rear of the parking lot; landscape with have a blue rug in on the slopes; lighting is going to added to the back of the building; dumpster is not shown, and it has to be screened if they decide to install one which would lose a parking spot; grades are 10 percent on driveway and 4 percent on parking; no sprinkler system; fire hydrant on the Parkway, they are in the 100 year flood zone; vehicle oil separator, (stone ditch), 2.39 was sent and will wait for comments, have until October 3 to respond; Town Board and Zoning Board are OK; SEQR is attached; and the Planning Board fees were received. They need a letter from the City of Binghamton (Engineer) on the easement. Also, they need to adjust the sewer man holes, and will if the adjustment is needed.