

**VILLAGE OF PORT DICKINSON  
Village Board Meeting Agenda  
July 8, 2025  
6:00 pm  
Port Dickinson Village Hall**

***Please take a moment to ensure that your cellphones are OFF or SILENCED.***

CALL TO ORDER

PUBLIC HEARING:

- 3 Newton St, unsafe structure

APPROVAL OF MINUTES: June 10 and June 24, 2025 meetings

PUBLIC PARTICIPATION:

TREASURER'S REPORT:

AUDIT & PAYMENT OF CLAIMS #3 (2025-2026)

1. Abstract of Unaudited vouchers numbered 1, 3, 7-15 for the General Fund for \$34,278.10
2. Abstract of Unaudited vouchers number 1-2, 5,7,12 for the Water Fund for \$1,290.52
3. Abstract of Unaudited vouchers number 2, 4, 6-8 for the Sewer Fund for \$40,276.31

COMMUNICATIONS:

1. Certificate of Workers Comp Insurance received for Bell Atlantic Mobile d/b/a Verizon Wireless

TRUSTEE-COMMISSIONER REPORTS:

Administration/Community Association – Robert Warholc, Trustee

Public Works – Michael Cashman, Trustee

Planning – none

Public Safety – James DeGennaro, Trustee

Parks, Water & Sewer – Robert Moss, Trustee

*Water/Sewer: 5 accounts were shutoff today for a total of \$865.25 due: 15 Beacon St, 753 Chenango St., 10 James Ave, 6 Perkins Ave and 762 ½ State St. \$1,553.33 due on accounts already shut off.*

*Parks:*

Zoning Board of Appeals – none

OLD BUSINESS:

1. Re-establish Capital Reserve Funds.

RESOLUTIONS FOR APPROVAL:

1. Resolution authorizing the Mayor to sign the Legal Services Agreement with NDV LAW, PLLC for a fee of \$2600 per month with additional fees as described.

2. Resolution scheduling a Public Hearing on 8/12/25 at 6:00 PM on proposed Local Law 5-2025, A Local Law Establishing a Temporary Moratorium on Commercial Development ALONG CHENANGO STREET BETWEEN BROMLEY AVENUE AND GRANT STREET within the Village of Port Dickinson, Broome County, New York
3. Resolution authorizing the Mayor to sign a Demand Note for \$228,176.09.

NEW BUSINESS/DISCUSSION:

1. Tax Exemptions

ADJOURNMENT

## Village of Port Dickinson

### LOCAL LAW NO. 5 FOR THE YEAR 2025

#### **A Local Law Establishing a Temporary Moratorium on Commercial Development ALONG CHENANGO STREET BETWEEN BROMLEY AVENUE AND GRANT STREET within the Village of Port Dickinson, Broome County, New York**

##### **SECTION 1. PURPOSE AND INTENT**

The Village Board of Trustees of the Village of Port Dickinson finds that there currently exists a need to review, evaluate, and if necessary, revise the zoning and land use regulations governing commercial development along Chenango Street between Bromley Avenue and Grant Street. This need arises from concerns regarding the potential impacts of commercial projects on community character, traffic safety, environmental resources, public infrastructure, and the health, safety, and general welfare of the residents. In order to allow adequate time for thoughtful land use planning and to ensure that future commercial development is consistent with the Village's goals and vision, the Board deems it necessary to temporarily suspend the review, processing, and approval of applications for commercial development along Chenango Street between Bromley Avenue and Grant Street. This moratorium will provide the Village with the opportunity to conduct studies, solicit public input, and implement any necessary changes to its regulatory framework.

##### **SECTION 2. AUTHORITY**

This Local Law is enacted pursuant to the authority conferred by the New York State Constitution, the Municipal Home Rule Law, and Article 7 of the Village Law of the State of New York, which collectively authorize the Village Board to adopt local laws for the protection and enhancement of the quality of life within the Village and to regulate land use and development.

##### **SECTION 3. DEFINITIONS**

- A. **Chenango Street Commercial Development:** Any construction, expansion, alteration, or change of use of a building, structure, or lot that has lot frontage along Chenango Street within the Village, between Bromley Avenue and Grant Street, for purposes of retail, wholesale, service, office, industrial, hospitality, or other business or non-residential enterprise intended to produce income or profit, whether for public or private entities, including but not limited to shopping centers, office buildings, restaurants, hotels, warehouses, and similar facilities.
- B. **Moratorium:** A temporary suspension of the receipt, consideration, review, approval, or issuance of permits or approvals for Chenango Street Commercial Development as defined herein.
- C. **Village:** The Village of Port Dickinson, Broome County, New York.
- D. **Board:** The Board of Trustees of the Village of Port Dickinson.

##### **SECTION 4. ENACTMENT OF MORATORIUM**

- A. Upon the effective date of this Local Law, and continuing for a period of twelve (12) months thereafter, there shall be a moratorium on all Chenango Street Commercial Development within the Village of Port Dickinson.
- B. No department, board, agency, or officer of the Village shall accept, review, process, or approve any application for subdivision, site plan, special use permit, variance, building permit, certificate of occupancy, or any other approval or permit that would allow for the commencement or expansion of a Chenango Street Commercial Development as defined above.
- C. This moratorium applies to all zoning districts within the Village, regardless of the underlying zoning classification, and to all forms of Chenango Street Commercial Development not expressly exempted under Section 7 of this Local Law.

##### **SECTION 5. DURATION**

The moratorium imposed by this Local Law shall remain in effect for twelve (12) months from the date of its adoption by the Village Board. The Board may, by resolution, extend the moratorium for up to two additional periods of six (6) months each, upon a finding that such extension is necessary to complete the studies, public hearings, and legislative actions contemplated by this Local Law.

##### **SECTION 6. STUDY AND REVIEW PROCESS**

- A. During the effective period of the moratorium, the Village Board, in cooperation with the Planning Board, Village Counsel, and such professionals or consultants as may be necessary, shall undertake a comprehensive review of the Village's zoning laws, subdivision regulations, comprehensive plan, and other land use regulations as they pertain to Chenango Street Commercial Development.
- B. The Board shall hold at least one (1) public hearing to solicit input from residents, business owners, and other interested parties regarding the potential impacts of Chenango Street Commercial Development and strategies for managing growth consistent with the Village's character and values.
- C. The Board shall develop and consider amendments to the Village's regulatory framework, including but not limited to zoning amendments, new design standards, or additional environmental or infrastructure requirements, as may be deemed necessary to address identified needs and concerns.
- D. The Board shall provide periodic updates to the community regarding the status of the review process and the anticipated timeline for completion.

## **SECTION 7. EXEMPTIONS**

The following activities shall be exempt from the moratorium imposed by this Local Law:

- A. The repair, maintenance, or rehabilitation of existing commercial structures that do not result in a change of use, expansion of floor area, or intensification of use.
- B. Activities necessary to address a bona fide emergency affecting the public health or safety, provided that written notice is given to the Village Board within five (5) business days of commencement.
- C. Governmental or public utility projects deemed essential to the continued operation of vital services, as determined by the Village Board.

## **SECTION 8. HARDSHIP WAIVER**

- A. Any property owner or applicant affected by this moratorium may apply to the Village Board for a waiver from strict compliance with the requirements of this Local Law on the grounds of undue hardship.
- B. The applicant shall submit a written request specifying the nature of the hardship and the reasons why a waiver should be granted. The Village Board shall hold a public hearing on the application, following at least ten (10) days written notice to the applicant and publication in the official newspaper of the Village.
- C. In determining whether to grant a waiver, the Village Board shall consider:
  - 1. Whether the applicant can realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence;
  - 2. Whether the hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;
  - 3. Whether the waiver, if granted, will alter the essential character of the neighborhood
  - 4. The degree to which the hardship was self-created;
  - 5. The extent to which a waiver would adversely affect the purposes of this Local Law;
  - 6. Other factors deemed relevant to the public interest.
- D. Any waiver granted by the Board shall be the minimum necessary to address the demonstrated hardship and may be subject to conditions as deemed appropriate to protect the public interest.

## **SECTION 9. ENFORCEMENT AND REMEDIES**

- A. Any person who shall construct, expand, or commence Chenango Street Commercial Development in violation of this Local Law shall be subject to a civil penalty of up to \$1,000 for each day that such violation continues, in addition to any other remedies available at law or in equity.
- B. The Village may seek injunctive relief to prevent or correct violations of this Local Law.
- C. The remedies provided herein shall be in addition to, and not in limitation of, any other rights or remedies available to the Village.

## **SECTION 10. SEVERABILITY**

If any section, subsection, paragraph, sentence, clause, or provision of this Local Law shall be adjudged unconstitutional, invalid, or unenforceable by a court of competent jurisdiction, such determination shall not affect the validity of any other part of this Local Law, which shall remain in full force and effect.

## **Section 11. Superseding Intent and Effect**

It is the specific intent of the Village Board that this Local Law shall supersede any inconsistent provisions of Sections 7-712, 7-712-A, 7-712-B, 7-725-A, 7-725-B and 7-728 of the Village Law of the State of New York, as well as all other inconsistent provisions of local ordinances, local laws, or local resolutions or policies of the Village of Port Dickinson, including but not limited to provisions of the aforementioned state and local laws, ordinances, resolutions or policies that require the approval, or affect a default approval of land use applications within certain statutory time periods.

**SECTION 12. EFFECTIVE DATE**

This Local Law shall take effect immediately upon filing and publication in accordance with the requirements of the Village Law and the Municipal Home Rule Law of the State of New York.

Village Water Consumption for : Jun-25

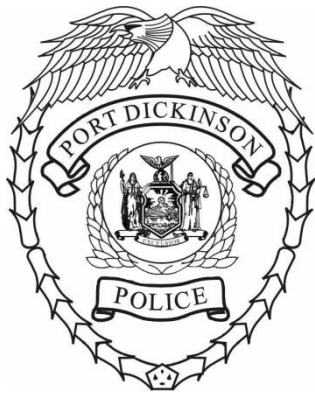
Read dates:	Binghamton meter	Fenton Large	Fenton Small
6/30/2025	216707	41884508	9649334
5/30/2025	212552	41596995	9543975
Usage	4155	287513	105359
Total cubic ft:	397027		

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Read dates:	Town of Fenton Sewer Readings
6/30/2025	55306900
5/30/2025	55257500
Total	49400 cu. ft.

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Read dates:	Wayne Ave.	sewer station readings (hours):		
	Pump1	Pump 2	Pump 3	
6/30/2025	7522	20673	18591	
5/30/2025	7495	20644	18565	
Totals	27	29	26	
Total hrs.	82			



The Village of Port Dickinson  
Department of Police  
Scot McDonald, Chief of Police

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**Police Department Monthly Report**

Report Month:	<b>June</b>	Police Commissioner:	<b>Trustee J. DeGennaro</b>
Report Year:	<b>2025</b>	Chief:	<b>Scot McDonald</b>
Report Date:	<b>07/02/2025</b>	Deputy Village Clerk:	<b>Corina M. Beames</b>

**Total Complaints Received:74 (69)**

Med calls-4	Forgery/fraud-2
PDFD-4	Building check-1
Assistance rendered-6	Missing/runaway-1
Encon related-1	
Domestic-1	
Mental health-3	
MVAPD-1	
DV-2	
Check welfare-7	
Person's annoying-1	
Civil matter-1	
Suspicious-7	
Traffic stop-9	

**Parking tickets issued-2**

**Miscellaneous-21** *\*Includes Assist other agencies, Lockouts, Alarms, Animals, Traffic lights, Information, code enforcement, special details, vacant properties , and Etc.*

**491 start mileage:32,175**  
**Ending mileage 33,343**  
**Total:1,168**

**492 start mileage: 88,512**  
**Ending mileage 88,784**  
**Total:272**

**Report of the Chief**  
**June 2025**



**TRAINING**

SUMMARY	Training Hours Offered	Average Members Present	Total Man Hours
June	8	6.2	42
YTD Totals	47	6.15	280
Non Department 35 Training			

Wk	Date	Lesson	Training Hours Offered	Members Present	Total Man Hours
	6/2/2025	Hose Test - PT25	2	7	14
	6/9/2025	Meeting		10	0
	6/16/2025	Elevator Emergencies	2	5	10
	6/23/2025	Reading Smoke, Fire Behavior	2	4	8
	6/30/2025	EMS Review	2	5	10

**Report of the**  
**CHIEF**  
**June 2025**



ALARMS		RESPONSE		TIMES	
Fire	7	Avg Members Response (F)	2.57	Med Avg	1
EMS	3	Avg Alarm to Response	6.00	0700-1500	6
Error		Avg Alarm to Arrival	7.83	1500-2300	3
<b>Total</b>	<b>10</b>	Total Time in Service (hh:mm)	3:15	2300-0700	1
MUTUAL AID		LOCATION		DOLLAR LOSS/VALUE	
Given	3	Village of Port Dickinson	6	<u>Fire Loss</u>	
Received	3	Town of Dickinson	1		
Engine 94		Town of Fenton	3	<u>Property Saved</u>	
No Tone		Town of Chenango			



## Alarms

		Town of Kirkwood		<b>Fire Loss YTD</b>	-
		City of Binghamton		\$146,000	\$56,000
		Other		<b>Property Saved YTD</b>	
				\$351,000	
		<b>CASUALTIES</b>		<b>YTD</b>	
		Fire Service Injured	0		
		Fire Service Death	0		
		Civilian Injured	0		
		Civilian Death	0		

CODE	DESCRIPTION		YTD	CODE	DESCRIPTION		YTD
111	Building Fire		6	444	Power Line Down		2
114	Chimney Fire			4441	Phone/Cable Line Down		
131	Passenger Vehicle fire			445	Arcing electrical equipment		
142	Brush Fire		1	520	Water Problem, other		2
150	Outside Rubbish Fire			550	Public Service Assistance		1
212	Overpressure Steam Boiler			571	Standby/Moveup		5
311	Medical Assist, Assist EMS		6	611	Dispatched, Canceled enroute	2	7
3001	EMS Incident, No Response	2	30	651	Smoke Scare, Odor of Smoke		
321	EMS Incident, Except MVA	1	8	700	False Call, False Alarm, Other	1	2
322	MVA w/ Injury		3	714	False Alarm - Malicious		
323	Vehicle vs Ped Accident			735	Alarm Activation - Malfunction	2	2
324	MVA w/out Injuries			745	Alarm Activation - Unintentional		12
350	Rescue/Extrication, other			746	CO Alarm Activation, No CO	1	3
355	Confined Space Rescue			800	Severe Weather, other		2
412	Gas Leak (NG or LPG)			813	Windstorm Assessment		
4121	Gas Leak, no leak found	1	5				
424	Carbon Monoxide Incident						
440	Electrical/Wiring Problem				<b>TOTAL</b>	10	97