

VILLAGE OF PORT DICKINSON
Village Board Meeting Agenda
August 12, 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: 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

APPROVAL OF MINUTES: July 8, 2025 meeting

PUBLIC PARTICIPATION:

TREASURER'S REPORT:

AUDIT & PAYMENT OF CLAIMS #4 (2025-2026)

1. Abstract of Unaudited vouchers numbered 1-4, 6-10, 12-14 for the General Fund for \$24,316.74
2. Abstract of Unaudited vouchers number 5, 11 for the Sewer Fund for \$3,438.00

AUDIT & PAYMENT OF CLAIMS #5 (2025-2026)

1. Abstract of Unaudited vouchers numbered 2-8, 10-14, 16 for the General Fund for \$98,147.23
2. Abstract of Unaudited vouchers numbered 1, 4, 9, 15, 18-20 for the Water Fund for \$14,807.59
3. Abstract of Unaudited vouchers number 16-17 for the Sewer Fund for \$2,149.40

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: \$1583.14 remained in arrears before 8/1/25 billing.

Parks:

Zoning Board of Appeals – none

OLD BUSINESS:

1. Re-establish Capital Reserve Funds.

2. Property tax exemptions

RESOLUTIONS FOR APPROVAL:

1. Resolution adopting 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.

**RESOLUTION OF THE VILLAGE BOARD OF TRUSTEES
OF THE
VILLAGE OF PORT DICKINSON, NEW YORK
ADOPTING LOCAL LAW ENACTING A TEMPORARY MORATORIUM ON COMMERCIAL
DEVELOPMENT**

WHEREAS, the Village Board of Trustees of the Village of Port Dickinson has determined that, due to ongoing and potential commercial development within the Village along Chenango St. between Bromley Ave. and Grant St., it is necessary to undertake a comprehensive review of the Village's zoning laws, comprehensive plan, and related regulations to ensure that future commercial development aligns with the best interests of the community, the health, safety, and welfare of residents, and the preservation of the Village's character; and

WHEREAS, the Board recognizes the importance of allowing sufficient time to study and consider potential amendments to existing laws and policies related to commercial uses, impacts on infrastructure, environment, traffic, and the overall quality of life within the Village; and

WHEREAS, a temporary moratorium on the establishment, construction, or expansion of commercial development within the Village along Chenango St. between Bromley Ave. and Grant St. will provide the Village Board, Planning Board, and other relevant bodies the opportunity to conduct such review and to consider appropriate changes without the immediate pressure of pending or proposed commercial projects; and

WHEREAS, A Local Law has been drafted and duly introduced before the Board of Trustees, entitled "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" and said Local Law has been reviewed by the Board; and

WHEREAS, a public hearing on said Local Law was duly scheduled and held, and all persons desiring to speak were given an opportunity to do so;

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Village Board of Trustees of the Village of Port Dickinson hereby adopts the Local Law entitled "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," as previously drafted and introduced.
2. The Village Clerk is hereby directed to file said Local Law with the Secretary of State as required by law and to cause notice of adoption to be published as required.
3. This Resolution shall take effect immediately.

2. Resolution approving attached 2024-2025 Budget Transfers

NEW BUSINESS/DISCUSSION:

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

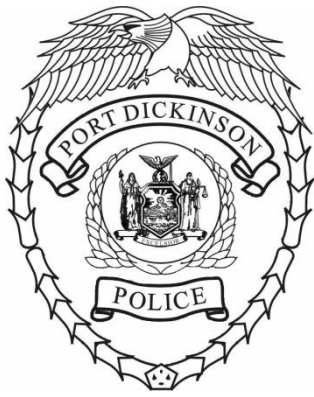
This Local Law shall take effect immediately upon filing and publication in accordance with the requirements of the Village Law and the Municipal Home Rule Law of the State of New York.

Village Water Consumption for : Jul-25

Read			
dates:	Binghamton meter	Fenton Large	Fenton Small
7/30/2025	225374	42136700	9751567
6/30/2025	216707	41884508	9649334
Usage	8667	252192	102233
Total cubic ft:	363092		

Read	
dates:	Town of Fenton Sewer Readings
7/30/2025	55324300
6/30/2025	55306900
Total	17400 cu. ft.

Read	Wayne		
dates:	Ave.	sewer station readings (hours):	
	Pump1	Pump 2	Pump 3
7/30/2025	7539	20718	18597
6/30/2025	7522	20673	18591
Totals	17	45	6
Total hrs.	68		



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

Police Department Monthly Report

Report Month:	July	Police Commissioner:	Trustee J. DeGennaro
Report Year:	2025	Chief:	Scot McDonald
Report Date:	08/07/2025	Deputy Village Clerk:	Corina M. Beames

Total Complaints Received:81 (74)

Med calls-7	Court warrant -2
PDFD-8	Death investigation-1
Assistance rendered-3	Disputes-5
Encon related-2	Escorts-2
Domestic-3	Harassment-2
Mental health-2	Fireworks-1
MVAPD-3	Noise-2
MVA/injury-1	Road Hazards -6
DV-3	
Check welfare-8	
Person's annoying-3	
Civil matter-1	
Suspicious-4	
Traffic stop-7	

Parking tickets issued-2

Miscellaneous-3 *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:0

492 start mileage: 88,784
Ending mileage 89,276
Total:492

Report of the CHIEF July 2025



Alarms

ALARMS		RESPONSE		TIMES	
Fire	32	Avg Members Response (F)	4	Med Avg	1
EMS	10	Avg Alarm to Response	1.31	0700-1500	10
Error	1	Avg Alarm to Arrival	2.93	1500-2300	32
Total	43	Total Time in Service (hh:mm)	7:45	2300-0700	1
MUTUAL AID		LOCATION		DOLLAR LOSS/VALUE	
Given	6	Village of Port Dickinson	28	<u>Fire Loss</u>	
Received	1	Town of Dickinson	8		
Engine 94		Town of Fenton	5	<u>Property Saved</u>	
No Tone	1	Town of Chenango			
		Town of Kirkwood		<u>Fire Loss YTD</u>	-
		City of Binghamton	1	\$146,000	\$56,000
		Other	1	<u>Property Saved YTD</u>	
				\$351,000	
		CASUALTIES		YTD	
		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	4
114	Chimney Fire			4441	Phone/Cable Line Down	6	6
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	4	11
3001	EMS Incident, No Response	8	38	651	Smoke Scare, Odor of Smoke		
321	EMS Incident, Except MVA	2	10	700	False Call, False Alarm, Other	1	3
322	MVA w/ Injury		3	714	False Alarm - Malicious		
323	Vehicle vs Ped Accident			735	Alarm Activation - Malfunction		2
324	MVA w/out Injuries			745	Alarm Activation - Unintentional	3	15
350	Rescue/Extrication, other			746	CO Alarm Activation, No CO		3
355	Confined Space Rescue			800	Severe Weather, other	17	19

412	Gas Leak (NG or LPG)		813	Windstorm Assessment		
4121	Gas Leak, no leak found	5				
424	Carbon Monoxide Incident					
440	Electrical/Wiring Problem			TOTAL	43	140

Report of the Chief

July 2025



TRAINING

SUMMARY	Training Hours Offered	Average Members Present	Total Man Hours
July	6	6.75	40
YTD Totals	53	6.45	320
Non Department 35 Training	200		200

Wk	Date	Lesson	Training Hours Offered	Members Present	Total Man Hours
	7/7/2025	Quarterly Truck Checks	2	7	14
	7/14/2025	Monthly Meeting		7	0
	7/21/2025	New Member Orientation	2	8	16
	7/28/2025	Preplan Operations	2	5	10
					0
					0
					0
					0
					0
	7/18/2025	NYS EMT Course @ NYS Fire Academy	200	1	200