

Chenango St Corridor Moratorium Committee Meeting

April 14, 2026 6:30pm

At Village Hall Port Dickinson NY.

Present: Committee Members - Eric Backlund, Peter Dionne, Joe Mack, Jason Smith, Tony Valenta, Absent – Trustee DeGennaro

Village Officials: Trustee Moss, Attorney VanWhy, Clerk Fox, Code Officer Broughton

In attendance from the public: Frank Kushner, William & Mary Jo Bowie

Notes from meeting:

- Roll of this committee is to recommend changes to Village Board to amend zoning regulations in the Chenango St Corridor
- Purpose of this meeting is to get feedback from the business owners
- It is not the intent of the committee to limit future sale of commercial properties
- Currently 5 Chenango St properties are zoned commercial
- All 5 properties, per current zoning, are considered non conforming preexisting commercial properties.
- A big concern of current property owners is the proposed changes appear to limit the pool of potential future buyers or renters of their property.
- Request from the public to summarize what has been taken out
 - No gas stations
 - No banks
 - No Theaters
 - No restaurant, coffee shop
 - No take out food, pizza shop.
- Health information services profession may not be licensed by NYS but would be considered a professional services, committee should consider modifying proposed text “licensed, certified or otherwise authorized by NYS” wording to be more broad.
- Committee should consider how do we write it in a way that allows low impact food and beverage business?
- One commercial property owner expressed displeasure in not being personally notified that a moratorium was in place.
- Why are the other commercial properties in PD not being considered to be rezoned like the Chenango st district?
- There is a process to allow a business to open during the moratorium, referred to as a hardship clause.

- Next scheduled Village board meeting is May 12th.
- The biggest complaint is the potential limiting future use of these properties.
- Meeting was ended at 7:40pm
- Next meeting of committee is tentatively planned for April 28 2026 at 6:30pm
- Need to send public notice, Sue to get list from Nathan as how to who and how to notify.