

## Conklin Planning Board Meeting – January 29,2024

**MEMBERS** Chairperson Paul Deeley, Dan Smith, Sandra Beam, Chris  
Chris Ostrowsky, Art Boyle

**PRESENT:**

**ABSENT:** **Attorney, Bill Farley**

**ALSO**

**PRESENT:** Nick Pappas, Code Officer  
Mary Plonski, Secretary

**VISITORS:** Hector Hernandez  
Jim Finch  
Carol Armstrong

**7:02 PM** Chairperson Paul Deeley called the meeting to order.

**Chairperson Deeley** asked for a motion to approve the meeting minutes of our last meeting.

**Chris Ostrowsky** made a motion to approve the minutes of December 4, 2023.

**Dan Smith** second the motion. Motion passed.

**Agenda Item #1 Florist and Gift Shop**  
**8 Melody Lane, Conklin, NY 13748**  
**Tax Map # 178.15-1-41**

Chairperson Deeley read into record the following documents:

1. Site Plan Review Application dated \_\_\_\_\_1/3/2024\_\_\_\_\_.
2. Broome County 239 Comments dated \_\_1/5/2024\_\_\_\_\_.

The Planning Board has reviewed the above-cited case and has not identified any significant countrywide or inter-community impacts associated with the proposed project. However, we have the following comments:

- The proposed project is located entirely within the Preliminary FEMA Special Flood Hazard Areas and the applicant should know the risks of development within the SFHA.
  - The site plan should include a dumpster enclosure and the required setbacks, landscaping, and signage: and address any outdoor storage.
3. The case was routed to Binghamton Metropolitan Transportation (BMTS), New York State Dept. of Transportation (NYSDOT) and Broome County Health Dept. (BCHD) for review. They had no comments.

The EAF Short Form (SEQR) was reviewed and read into record.

Part 2 & 3 of the SEQR was completed.

Chairman Deeley asked Code Officer Nick Pappas what the property was zoned for and if the flower shop was an allowed use. Mr. Pappas stated it was Neighborhood Commercial and it was an allowable use.

Chairman Deeley asked if the parking spaces were sufficient for the type of business. Mr. Hernandez said there was parking along side and behind if needed. There is a space for handicap parking on the side close to the front door. He stated there was more than enough spaces for the employees and customers he would have.

Dan Smith asked how many employees he would have. Mr. Hernandez said 2 employees. Dan also asked about hours. Mr. Hernandez said the hours would be Monday-Friday 8:00 – 5:00.

Chairman Deeley asked if there would be delivery trucks. Mr. Hernandez stated there would be one box truck delivering per week.

Chairman Deeley also asked is there would be any signage. There will be a vinyl sign that will cover the existing sign. The existing sign is facing Conklin road. There will be no lite signage.

Chairman Deeley asked if a Fire Inspection was needed. Nick Pappas (Code Officer) stated he would do the fire inspection before they opened for business.

Art Boyle asked if a dumpster was required. Mr. Hernandez commented that he didn't need a dumpster. He doesn't produce enough to require a dumpster. A discussion was had on if he ever did need one and it was decided that he would place it under the overhang in the rear of the building.

There was also a discussion on parking spaces and it was decided that there were enough to accommodate staff and customers.

**Chairman Deeley made a motion** that the Planning Board as lead agency in this Unlisted Action declare a negative declaration for the purpose of SEQR based on the review of the short EAF and updated the site plan that the proposed action will not result in any significant adverse environmental impact to the Town of Conklin.

**Chris Ostrowsky** second. All present board members approved.

Chairman Deeley stated that if there were no further questions, could we have a motion.

**Dan Smith made a motion** that the Planning Board, after considering the application and supporting documents, the applicant's presentation and the factors set forth in the Town of Conklin Code section 140-76, recommend that the Town Board approve the application of a Flower Shop at 8 Melody Lane, Conklin NY.

**Chris Ostrowsky second.** Planning Board members voted the following:

- Dan Smith                    yes
- Chris Ostrowsky            yes
- Sandra Beam                yes
- Paul Deeley                 yes

**Chris Ostrowsky made a motion** to adjourn meeting.

**Dan Smith second.** All present board members approved. Meeting Closed 7:33 p.m.

**Next Planning Board Meeting is scheduled for Monday, February 26, 2024 at 7:00 PM.**

Respectfully Submitted,  
Mary Plonski