

## Conklin Planning Board Meeting – October 17, 2022

**MEMBERS PRESENT:** Chairperson Paul Deeley, Dan Smith, Sandra Beam, Chris Ostrowsky,

**ABSENT:** Art Boyle

**ALSO PRESENT:** Cheryl Insigna, Attorney – Coughlin & Gerhart,  
Nick Pappas, Code Officer  
Mary Plonski, Secretary

**VISITORS:** Scott Landers

**7:00 PM** Chairperson Paul Deeley called the meeting to order.

Chairperson Deeley asked for a motion to approve the meeting minutes of our last two meetings. \_\_\_Dan Smith\_\_\_ made a motion to approve the minutes of July 18, 2022. \_\_\_Chris Ostrowsky\_\_\_ second the motion. Motion passed.

Chairperson Deeley asked for a motion to approve the meeting minutes of September 13, 2022. \_\_\_Chris Ostrowsky\_\_\_ made a motion to approve the minutes of September 13, 2022. \_\_\_Dan Smith\_\_\_ second the motion. Motion passed.

**Agenda Item #1     Scott Landers**  
**630 Conklin Rd. Binghamton, NY 13903**  
**Tax Map # 161.11-1-7, 161.11-1-9**

Chairperson Deeley asked the applicant to explain to the board what his plans were for the property.

Scott Landers stated he has an existing 60' x 60' building and would like to add on a 60' x 60' foot addition to the backside of the existing building for cold storage.

Chairperson Deeley asked what the pitch would be on the addition. Scott Landers replied it would be a pitched roof.

Chairperson Deeley read into record the following documents:

1. Site Plan Review Application dated \_\_\_August 30, 2022\_\_\_\_\_.
2. Broome County 239 Comments dated \_\_\_September 28, 2022\_\_\_.

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 FEMA Special Flood Hazard Areas and the applicant should know the risks of development within the SFHA.

- The project application and site plan should address the types of cold storage, containment, DEC permits, spill prevention, floor drains, regulatory compliance, to the SFHA. (See BCHD comments)

3. NYSDOT (NYS Dept. of Transportation) comments dated \_\_September 20,2022\_\_.

We have reviewed the materials for the above-referenced proposal. Please note the following comments:

- Nothing may be placed within the State right-of-way, including signage or parking.
- If any work is to be conducted within the State right-of-way, the applicant will require a Highway Work Permit from NYSDOT. The applicant may contact the NYSDOT Broome Residency at (607) 775-0522 to apply for this permit.

4. Broome County Health Dept. comments dated \_\_September 14,2022\_\_.

- Any hazardous materials/waste stored on site should utilize primary and secondary containment systems and be registered with the NYS DEC as required.
- Any hazardous materials/waste are stored onsite, then a spill response plan and equipment should be available onsite for any spills, leaks or other discharges of hazardous materials/waste. Plan to include notification to NYS Spill Hotline of any "Reportable Spill" as defined in NYS DEC.
- Any floor drains in areas used for vehicle or maintenance are to be connected to the municipal system.

Chairman Deeley asked if there would be any office space in the new addition. Mr. Landers stated the building would be used for cold storage. No office, bathrooms or heating in the new part.

He asked if there was any hazardous material stored in the building. Scott Landers said there would not be any hazardous material stored.

Sandra Beam asked if this would create any additional traffic in and out of the property. Scott Landers stated it not create additional traffic. The trucks are already on the property and would now be stored in the new building.

The attorney asked for clarification on correct address. The 630 Conklin Rd. is in the front of the property where an old house was torn down on the property, while 638 is in the rear and where the building currently is located. Both addresses are on the Site Plan Review.

Chairman Deeley read the EAF Short form into record, with the following changes:

- no.2 added "Building Permit"
- no.8 "c" changed from N/A to "YES"
- no.10 changed to "NO"

Mr. Landers initialed the changes.

Chairman Deeley completed part 2 and 3 of the SEQR.

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

\_\_\_ **Sandra Beam** \_\_\_ **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 Team world, Inc. for approval of a special permit for the proposed expansion of the northern parking lot area at 350 Broome Corporate Parkway, with consideration given to the following:

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

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

\_\_\_ **Chris Ostrowsky** \_\_\_ **motioned** 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, November 21, 2022 at 7:00 PM.**

Respectfully Submitted,  
Mary Plonski