

## Conklin Planning Board Meeting – October 18, 2021

**MEMBERS PRESENT:** Chair – (standing in) John Mastronardi, Dawn Shafer, Paul Deeley, Dan Smith, Chris Ostrowsky

**ABSENT:** Robert Heary, Attorney

**ALSO PRESENT:** Sarah Campbell, HH & K  
Bill Farley, Town Board Liaison  
Mary Plonski, Secretary  
Nick Pappas, Code Officer

**VISITORS:** Brett Pritchard, Pritchard Property Development  
Alex Urda, Urda Engineering

**7:00 PM** John Mastronardi called the meeting to order.

**Agenda Item #1** **Pritchard Property Development, Inc.**  
**10,000 sq. ft. Metal Storage & Office Facility**  
**612,618,628 Conklin Rd.**  
**Tx Map 161.11-1- 4.2, 5 & 6**

John Mastronardi reopened the public hearing. No comments. The public hearing was closed at 7:02 pm.

John Mastronardi explained that this meeting was a site plan review to discuss the redevelopment of the industrial site. A 10,000 sf. metal building to house Pritchard Property Development equipment and office space, and for associated pavements for trucks and car parking at 612, 618,628 NYS Route 7 (Conklin Rd.). It also includes storm water retention facilities and connections to the existing public utility water, sewer, natural gas and electric.

John stated that on October 1, 2021 Alex Urda, the developers engineer submitted a new site plan, a revised SWPPP and a revised flood plain analysis. He asked if the board had a chance to review the documents.

John asked Alex to explain some of the modifications that were made on the documents.

Alex Urda the engineer explained that the site plan was revised just before the last meeting but the NYSDOT requested that there only be one entrance to the site. We decided to eliminate the south entrance. We then increased the bio-retention area. He split the site plan and created an existing conditions plan, a site plan, and a grading & utility plan. He had also added landscaping details and erosion & sediment control details. The storm water revisions to the SWPPP were minor. He talked with Nick Pappas and John Mastronardi about taking 5 ft. of the pavement off the back side and adding more storm water bio-retention area. Paul Deeley asked if the curb was being removed. Alex said yes there would be no curb in the back. Alex stated the curbs would be on both sides of the property. Alex stated he had provided cross section in the Flood plain analysis report as requested. There are more graphs and compilations of the report. There were no changes to the short EAF.

John M. asked if the board had any questions or comments on all of the revisions that were discussed. The board had no questions. Chris Ostrowsky commented that he liked that the curb was being removed in the back. He felt it would drain better without the curb funneling it to one corner.

John Mastronardi stated that as the town engineer he reviewed the flood plain analysis and the revised SWPPP and is comfortable with the documents dated October 1, 2021.

John M. reviewed part 2 and 3 of the short EAF.

John asked for a motion.

**Paul 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 form EAF and updated site plan that the proposed action will not result in any significant adverse environmental impact to the Town of Conklin.

**Chris Ostrowsky seconded the motion.** All board members approved.

**Paul Deeley made a motion** that the Planning Board, after considering the application and supporting documents, the county's 239 response, the applicant's presentation, and the factors set forth in the Town of Conklin Code section 140-76 (C), recommend that the Planning Board Approve the application of Pritchard Development Inc. for a metal storage and office facility.

With the following conditions;

- 1.) Appropriate Signatures by the Owner/Operator and SWPPP Preparer on the Notice of Intent.
- 2.) Execution of MS4 SWPPP acceptance form.

**Chris Ostrowsky seconded the motion.** All board members approved.

A motion was made by **Dan Smith** to approve the September 27, 2021 meeting minutes. **Chris Ostrowsky** seconded the motion. All members approved.

**Chris Ostrowsky motioned** to adjourn meeting **Dawn Shafer second.** All present board members approved. Meeting Closed 7:21 p.m.

**Next Planning Board Meeting is scheduled for Monday, November 15th at 7:00 PM.**

Respectfully Submitted,  
Mary Plonski