

Conklin Planning Board Meeting – December 16, 2019

MEMBERS PRESENT: Chairman – Chris Ostrowsky, Dan Smith, Lyle Fassett, Paul Deeley

ABSENT: Sharon Platt, Nick Pappas, Bill Farley

ALSO PRESENT: William Graves, Attorney – Coughlin & Gerhart
Mary Plonski, Secretary

VISITORS: Jon Van Deusen

7:00 PM Chairman Chris Ostrowsky called the meeting to order.

Chris Ostrowsky asked for a motion to approve the minutes from November 18, 2019 meeting.

Dan Smith made the motion. Lyle Fassett second. All present board members approved.

Agenda Item #1 Jon Van Deusen
959 Powers Rd. Conklin NY 13748 (Progress Parkway)
Tax Map # 178.04-1-1

William Graves (attorney) explained that he would be stepping down due to a conflict of interest as his firm also represents Mr. Van Deusens company ZMK Construction. He will be available for procedural questions only.

Chairman Chris Ostrowsky asked the board if they had reviewed the application and Broome County comments. He asked if there were any questions the board would like to ask the applicants.

Chairman Chris Ostrowsky read into record the following documents:

1. Application and Letter of Intent dated October 30, 2019
2. Broome County 239 comments dated December 12, 2019
3. BMTS, NYSDOT, DPW and BCHD had no comments.

Chairman Ostrowsky asked Mr. Van Deusen if he would like to address the board with his plans for the storage facility he is requesting. Mr. Van Deusen explained that he would like to build a 50' x 96' storage facility on his property.

Paul Deeley asked if this would be a non-inhabitable space. No heat, plumbing or power to the building. Mr. Van Deusen said no. He may use a generator on occasion but it is a long distance and it would be very costly. Perhaps in the future, but not at this time.

Dan Smith referred to it as a cold storage building.

Paul also asked about accessibility. Is the road accessible for a fire truck? Mr. Van Deusen explained that the property already has an existing dirt driveway and that the whole property was flat and easily accessible.

Chairman Ostrowsky commented that all the setback requirements were being met.

Paul Deeley stated that there was no impact to the well or septic systems.

Lyle Fassett asked if he was going to cut a road into the property. Mr. Van Deusen said there is already a driveway on the property but he wasn't planning on blacktop at this time.

Dan Smith asked if there would be any employees. Mr. Van Deusen said no. It was just for him to store equipment and machinery that is already on the property. He wants the building to get everything stored inside out of the elements.

Chairman Ostrowsky reviewed the EAF short form provided.

Chairman Ostrowsky reviewed part 2 and 3 of the EAF short form.

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

Paul Deeley second. All present board members approved.

Dan Smith also made a motion that the Planning Board, after considering the application and supporting documents, the county's 239 comments, the applicant's presentation, and the factors set forth in Town of Conklin code section 140-76 (C), recommend that the Planning Board approve the application of Jon Van Deusen.

Lyle Fassett second. All present board members approved.

Chairman Ostrowsky asked for a motion to adjourn.

Dan Smith motioned to adjourn meeting **Lyle Fassett second**. All present board members approved.
Meeting Closed 7:23 p.m.

Next Planning Board Meeting is scheduled for Monday, January 20, 2019 at 7:00 PM.

Respectfully Submitted,
Mary Plonski