

Conklin Planning Board Meeting – December 20, 2021

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

ABSENT: Bill Farley, Liaison

ALSO PRESENT: Cheryl Sacco, Attorney – Coughlin & Gerhart, Co-chair
John Mastronardi, Engineer, Co-chairman
Nick Pappas, Code Officer
Mary Plonski, Secretary

VISITORS: Gurmeet Singh Sahota
Jim Finch
Carol Armstrong
Art Boyle

7:00 PM Cheryl Sacco called the meeting to order.

Agenda Item #1 American Liquor Inc.
1094 Conklin Rd. Conklin, NY 13748
Tax Map # 178.15-1-40

Cheryl Sacco explained that there were two applicants tonight. One is a liquor store at 1094 Conklin Rd and a request from the town board for a recommendation for a rezone.

Ms. Sacco gave a brief description of the proposed action. American Liquors Inc. would like to open a liquor store at the address mentioned. American Liquors will be offering a convenient retail location that serves the community of Conklin NY and neighboring Cities/Towns with a selection of premium and standard liquor and a large assortment of wine.

Ms. Sacco stated that the code officer made a determination that this was a permitted use. She also stated that a 239 was sent to Broome County.

She asked the applicant to introductive themselves explain why they were here tonight.

Mr. Sahota explained that he wanted to open a liquor store. His hours of operation will be Monday-Saturday 10am - 10 pm. Sundays will be 12pm - 9pm. He stated there would be random deliveries throughout the week. He will remodel the interior to fit his needs.

There was a discussion on the dumpsters. They will be on the existing pad and there will also be a cardboard dumpster on site. The Planning Board asked that a four sided screen be placed around the dumpsters to block the view for the neighbors.

There are 13 parking spaces required by code with one parking space for handicap access. There will be a painted handicap symbol on the parking space along with a post sign. They will need to meet NYS and ADA requirements. There will be one space for offloading.

There will be a wall sign on the front of the building. Applicant will check for compliance with code officer.

There will be no changes to the landscaping.

Mr. Sahota will apply for the liquor license upon approval by the Planning Board.

There was a discussion on exterior lighting. Mr. Sahota will provide exterior lights for the dumpster and parking areas as required for safety and security. Wall units will be installed on the building.

Cheryl Sacco read into record the following documents:

1. Broome County 239 comments dated 12/15/2021.
2. NYS DOT comments dated 11/23/2021.

John Mastronardi stated that he had reviewed the floodplain maps and the building was above the BFE.

A discussion was had concerning the stones placed in the states right of way. John Mastronardi suggested Jim Finch (property owner) call and work with the NYSDOT Region 9 Permit Office to comply with their concerns and comments.

The applicant will contact the DOT to discuss the driveway configuration and egress onto the state highways.

Cheryl Sacco reviewed the short EAF form.

Short Form EAF Part 2 & 3 was reviewed and completed.

Paul Deeley made a motion. I make 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.

Chris Ostrowsky second motion.

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

No opposed.

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, recommend that the Planning Board approve the application with the following conditions for site plan approval:

- 1) Applicant shall comply with NYSDOT requirements and comments for exit and entrances.
- 2) Dumpsters screened on all four sides.
- 3) Parking Spaces required, 13 including one handicap access. Appropriate signs painted and posted. One offloading space as required.

- 4) Applicant shall obtain all necessary licenses and permits.
- 5) Applicant shall obtain necessary permitting for any signage.
- 6) Liquor License required by NYS.
- 7) Exterior lighting for the parking and dumpster area per code requirements.
- 8) All necessary requirements from 239.

Chris Ostrowsky second. Planning Board members voted the following:

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

No opposed.

Paul Deeley made a motion to approve the Planning Board Meeting Minutes of October 18, 2021.

Chris Ostrowsky second. All present members approved.

**Agenda Item #2 Planning Board Recommendation to Town Board.
Rezoning of 319 Woodside Ave.
Tax Map# 162.03-1-35.1
From R-15 (Residential) to Industrial Development/Transportation**

Cheryl Sacco explained that this was request to the Town Board to rezone a parcel. The Town Board has asked for a recommendation from the Planning Board to rezone 319 Woodside Ave. The property is currently vacant. The owner Domenico Rossi would like to build a warehouse on the property. The code office has stated that this is an allowed use. The Town Board has submitted a 239 to Broome County. The Town Board as lead agency will review and make their decision.

A BC GIS map shows that the parcel borders the Industrial Development/ Transportation district along the rear of the property. This is not considered spot zoning because it touches this zone in the rear of the property.

A letter was read into record from BC Health Dept. on 12/02/2021. The completed 239 comments were not available at this time.

Attorney Sacco explained that this was just a recommendation on the rezone. If and when the applicant does something on the property, it would have to come before the Planning Board for a full site plan review.

There was a discussion on the neighboring properties.

The board discussed the allowed usages in the zoning districts concerning the property.

Paul Deeley made a motion to recommend the Town Board rezone 319 Woodside Ave Tx Map #162.03-1-35.1 from R-15 to Industrial Development/Transportation.

Chris Ostrowsky second.

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

Paul Deeley motioned to adjourn meeting **Dan Smith second.** All present board members approved.
Meeting Closed 8:06 p.m.

Next Planning Board Meeting is scheduled for Monday, January 24, 2022 at 7:00 PM.

Respectfully Submitted,
Mary Plonski