

Conklin Planning Board Meeting – December 4, 2023

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

ABSENT: Bill Farley, Liaison

ALSO PRESENT: **Mark Spinner**, Attorney – Coughlin & Gerhart
Mary Plonski, Secretary

VISITORS: Byron DeLuke,
Stacey Duncan, The Agency

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

Agenda Item #1 Planning Board Recommendation to Town Board.

**Rezoning of 129 Carlin Rd. Tax Map# 194.07-1-5 from (R-12)
One and Two Family Residence to Economic Development Zoning Distr.**

And

**159 Carlin Rd. Tax Map # 194.07-1-29
From Limited Industrial to Economic Development Zoning District.**

Chairman Paul Deeley explained that this was request to the Town Board to rezone two parcels in the Broome Corporate Park area. The Town Board has asked for a recommendation from the Planning Board to rezone 129 & 159 Carlin Rd. The property is currently vacant. The Town Board has submitted a 239 to Broome County. The Town Board as lead agency will review and make their decision.

The application for rezoning was read into record.

Attorney Mark Spinner stated that the board needs to consider whether the request is aligned with the Comprehensive Plan and the impact this has on the surrounding properties. The properties directly behind the property have the greatest impact.

Attorney Mark Spinner 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 Town Board for a full site plan review

Chairman Deeley had Stacey Duncan Chief Executive Director of Broome County Industrial Development Agency. She stated that they had purchased the two lots back in 2018. She explained that they have had contact with a company interested in building a 32,000 sq. ft. cross docking distribution center on the site. They have taken the steps to consolidate the two parcels into one. Included in the application was a site plan of a potential distribution center on the site, which shows a buffer of 200' from the nearest home on Carlin Rd. With the incline and mature trees, there will be a nice buffer. The phase I environmental has been completed.

Art Boyle asked if the deeds had been reviewed for any liens or back taxes on these properties.

Dan Smith asked if the buffer zone was to the parking lot or the building. Chairman Deeley stated it was to the parking lot. 200' being the shortest distance and most being much more.

Byron DeLuke stated that the site plan was just a concept (test) for the design. The original plan may look different than this one. Once the rezoning is approved and the engineers will have a more detailed site plan. He confirmed that the test site shows a setback of 200 ft. from the parking lot and not the building. The client is looking to use the 20 acres for a cross dock facility. The 20 acres allows them to be able to arrange the parking lots to fit with what the board is comfortable with as a buffer. The grade of this property allows for it to be at a lower elevation and with the natural mature tree buffer, that should take care of any of the concerns.

There was a discussion on a driveway at the bottom of Carlin Rd. It goes to a Utility building.

Chris Ostrowsky commented that this was in alignment with the Comprehensive Plan and the properties should be approved for rezoning.

Attorney Spinner stated that there were a few goals in the Comprehensive Plan that we needed to look at.

- 1) **Land Use** - Develop plans to entice new business and residential growth.
- 2) **Broome Corporate Park Business Development** – Town officials continue to be proactive and supportive in pursuing growth in this area.
- 3) **Opportunity** – Develop an increased commercial and industrial business base.

Attorney Mark Spinner again stated that the board needs to consider whether the request is aligned with the Comprehensive Plan and the impact this has on the surrounding properties.

Chris Ostrowsky made a motion to recommend the Town Board approve the rezoning 129 Carlin Rd. Tx Map #194.07-1-5 from R-12 to Economic Development Zoning District along with 159 Carlin Rd. Tax Map# 194.07-1-29 from Limited Industrial to Economic Development Zoning District.

Art Boyle second.

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

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

Next Planning Board Meeting is scheduled for Monday, January 15, 2024 at 7:00 PM.

Respectfully Submitted,
Mary Plonski