

Conklin Planning Board – Monthly Meeting – May 18, 2015

MEMBERS PRESENT: James Hauss, Chairman, Dan Smith, Lyle Fassett, Chris Ostrowsky

ABSENT: Sharon Platt

ALSO PRESENT: Brady Begeal, Attorney – Coughlin & Gerhart
Ron Lake, Code Enforcement Officer
Dell Boyle – Town Board Liaison
Renee Hauss, Secretary

VISITORS: Scott Landers – SJL Properties, LLC
Rachel Smith
Mike Lasher
Riccardo DeVincentis
Roberto DeVincentis

7:05 PM Chairman Hauss called the meeting to order.

**Agenda Item #1 Scott Laners – SJL, LLC, 638 Conklin Road, Binghamton, NY 13903
Tax Map # 161.11-1-7 Site Plan Review and 239 Review**

Scott Landers presented to the board that he would like to remove a grassy area in the front of his property to make room for additional parking. He would like to remove a grassy area of 125 feet by 125 feet and replace it with gravel. Applicant was advised that the site is located within the Existing FEMA 100-Year Floodplain and entirely within the Preliminary FEMA 100-Year Floodplain. Chairman Hauss asked Ron Lake why this request was being brought to the planning board. Ron stated that the area is in the flood plane and that there have been problems in the past with applicants disturbing land in the flood plane. He has received complaints from residents in the past and just wanted to make sure that this request was reviewed by the Planning Board before he approved the change.

Chairman Hauss read into record Broome County Dept. of Planning and Economic Development correspondence dated May 18, 2015. BMTS and BCHD had no comments. Department of Transportation correspondence dated May 18, 2015 was read into record. This letter stated the following:

- Verify the highway boundary to ensure nothing is placed within the State right-of-way (includes boulders shown on site plan)
- If any work is proposed within the state right-of-way, a Highway Work Permit must be obtained prior to the commencement of such work

Chairman Hauss read into record John Mastronardi's comments on the short EAF form from an e-mail dated May 13, 2015.

- 1) On page 1 of 4 on the Short EAF, Item 3 c. Total acreage owned or controlled by the applicant or project sponsor. Applicant wrote 100% however answer should be 2.4 acres +/- . After discussion by the board appropriate changes were made to the EAF
- 2) On page 2 of 4 on the Short EAF, Item 15. Does the site of the proposed action contain any species of animal or associated habitats, listed by the State or Federal government as threatened or endangered? The applicant checked No however after reviewing the NYS DEC Environmental Resource Mapper the site could potentially contain Rare Plants and Rare Animals. My opinion is that since the site has been previously disturbed and is currently being utilized the presence of Rare Plants and Rare Animals is highly unlikely.

- 3) I would recommend that the applicant install a stabilized construction entrance during the construction phase to minimize the amount of soil being tracked onto Route 7.

The EAF was reviewed and modified and signed by both the applicant and the chairman during this meeting. The board determined, based on the information and analysis above, and any supporting documentation that the proposed action will not result in any significant adverse environmental impacts.

Chris Ostrowsky made motion for the Planning Board as lead agency in this Unlisted Action to declare a negative declaration for the purpose of SEQR, since based on the review of the short form EAF the proposed action, with the updates to the site plan and the conditions noted above, will not result in any significant adverse environmental impacts in the Town of Conklin. **Lyle Fassett second motion.** All present board members approved.

Upon review of the site plan, Chairman Hauss referred to John Mastronardi's comment number 2 along with the following condition for site plan approval:

The following condition applies to the approval of the site plan:

The applicant is required to install a stabilized construction entrance during the construction phase to minimize the amount of soil being tracked onto Route 7.

Dan Smith made motion to approve proposed site plan referring to comment 2 and the above condition. **Chris Ostrowsky second motion.** All present board members approved.

**Agenda Item #2 Roberto DeVincentis Constr. Inc., 300 Hardie Road, Conklin, New York 13748
Tax Map # 178.01-2-39-12 Sketch Plan Review**

Roberto DeVincentis presented to the board that he owns 20 acres of land and would like to take clean fill from his operations to fill and level approximately .9 acres of the property where there is a sharp drop-off. This property is zoned commercial and this action would require a fill permit. Mr. DeVincentis has already placed some erosion control fabric around the perimeter. Right now there is no vegetation, just gravel consistent with the rest of the property. Currently there are three pole barns, an enclosed four stall garage and an enclosed single garage. Currently the property is all gravel except for a small portion of blacktop. There is a well and a 2000 gallon holding tank. There is also electric power to the pole barns and garage. Typically there is no one onsite except to perform seasonal maintenance work during the winter. The property is primarily used for storage. We want to fill 40-50 feet to gain approximately 15-20 feet for more storage. Currently that area has an approximate 5% slope and we would like to make it a 2% slope. Brady Begeal asked the applicant how long he has owned the property. Applicant responded that he acquired the property in 1996. Initially Mr. DeVincentis bought five acres and later bought an additional 15 acres. Every year Mr. DeVincentis has applied for building permits to construct the buildings on the property. Initially in the late 90's he requested approval on construction of the buildings from the Planning Board. The property is not considered wetlands and present run off will not be affected.

The Planning Board decided that this was only a Sketch Plan Review and would have to wait for county comments before responding. This request was submitted to the county on April 24th for review. Ron Lake is to forward site plan to John Mastronardi for review.

Chris Ostrowsky motioned to approve March 16, 2015 meeting minutes and Lyle Fassett second. All present board members approved.

Chris Ostrowsky motioned to adjourn meeting Lyle Fassett second. All present board members approved.
Meeting Closed 7:52.

Next Planning Board Meeting is scheduled for Monday, June 15, 2015

Respectfully Submitted
Renee Hauss