

## Conklin Planning Board Meeting – February 22, 2021

**MEMBERS PRESENT:** Chair – Sharon Platt, Dawn Shafer, Paul Deeley, Dan Smith

**ABSENT:** Bill Farley, Liaison

**ALSO PRESENT:** Robert Heary, Attorney – Coughlin & Gerhart  
Nick Pappas, Code Officer  
Mary Plonski, Secretary

**VISITORS:** Pouya Gaudarzi  
Dennis Carpenter

**7:00 PM** Chairperson Platt called the meeting to order.

**Agenda Item #1 G & C Auto Shop LLC.  
Automotive Repair Facility  
560 Conklin Rd. Conklin, NY 13903**

Chairperson Platt explained that this meeting was to discuss a vehicle repair facility.

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

Pouya Goudarzi owner of Goudarzi Motors located at 850 Conklin Rd. is partnering with a well experienced mechanic Dennis Carpenter to open G & C Auto Shop LLC at 560 Conklin rd. The building has been empty for many years and not cleaned up from the flood of 2011. They will clean up the around the outside and do renovation on the inside. The shop will be used mainly to repair dealer vehicles for 850 Conklin Rd, but they are also asking the board to allow them to have 5-10 vehicles for sale on the lot.

Chairperson Sharon Platt read into record the following documents:

1. Application dated 12/31/2020.
2. Broome County 239 comments dated 2/15/2021.
3. Broome County DPW Engineering Review Comments dated no comments.
4. NYS DOT comments dated 1/26/2021.
5. Broome County Health Dept. 1/18/2021.
6. Letter from Norfolk Southern Corporation dated 11/9/2020.

Paul Deeley asked what area the NYS DOT was referring to in their comments. Mr. Goudarzi explained that it was the driveway towards the Binghamton end of the property. Mr. Goudarzi stated that he had contacted the NYS DOT asking for a permit to allow him to park the vehicles for sale on Conklin Rd. He also asked if placing two concrete poles with a chain and reflective tape on that driveway was sufficient. He has yet to hear back from them.

Chairperson Platt asked for clarification on where the main driveway was going to be. Mr. Goudarzi explained that it would be the driveway right in front of the building that the two bays are. That is what DOT has requested.

Chairperson Platt asked if there were floor drains in the garage. Mr. Goudarzi replied that there were no floor drains.

Mr. Goudarzi stated that there is a storage bay off the back side of the building. Most of the storage will be in that area. There will be a spill pan (Vault tank) for oils, fluids. Double layered.

Paul Deeley suggested we make a spill protective plan as part of the conditions.

Dan Smith asked if there was natural gas going to this property. Mr. Goudarzi said there was.

Paul Deeley asked if there were underground tanks on the site. Mr. Goudarzi said no. There were none.

Dan asked if there were bathrooms in the building. Mr. Goudarzi said there was one. He would have to renovate it. Mr. Goudarzi said there was town water and sewer on the property.

Chairperson Platt asked how many parking spaces where they requesting. Mr. Goudarzi stated that he would like to have 10 spaces for vehicle repair and 10 spaces for vehicle sales.

Dawn Shafer asked if there were any handicap spaces. Mr. Goudarzi said there were two spaces.

Dan Smith asked where the dumpster would go. Mr. Goudarzi said the dumpster could go in the back side of the building. Where the old box car is currently located.

Attorney Heary asked where exactly the 20 parking spaces were on the diagram. Mr. Goudarzi showed the spaces on the side of the building that could be used.

Dawn Shafer asked about the storage of tires. Mr. Goudarzi stated the tires would be fenced in the back out of sight. Code Officer Nick Pappas stated that the tires needed to be stored in side of some type of storage building. They cannot be left outside. Dawn Shafer suggested the existing storage boxcar be used for the tires.

Chairman Platt asked the hours of operation. Mr. Goudarzi stated that the hours were 9:00-6:00 Monday thru Saturday. Dan Smith asked if that included the sale of the vehicles. Mr. Goudarzi said it did. There would be an office on site for both repair and sales of vehicles.

Chairperson Platt asked how many employees would be there. He explained that there would be 3 total, Mr. Carpenter and 2 others.

Chairperson also asked about truck traffic at the site. Parts delivery, customers. Mr. Goudarzi explained that his plan is to have vehicles dropped off at 850 Conklin Rd. and they will then transport them to 560 Conklin Rd.

Mr. Goudarzi explained that he would be replacing existing lighting, but had no plans to add new lighting to the area. There will be no illuminated signage.

Paul Deeley asked Nick Pappas id the building would need a new Certificate of Occupancy? Nick said yes they will need a permit. The bathroom will need to be brought up to code along with the building needing a fire inspection before they can operate.

Mr. Goudarzi stated there would be a fire/burglar alarm along with cameras on site.

Chairperson Platt asked if a permit or license would be required by the state before they can open. Mr. Goudarzi said they will be applying for a license. Dan Smith asked if they would be doing inspections. Mr. Goudarzi said they would be applying but he wasn't sure they would get it as it was not an easy license to get.

Mr. Carpenter asked what permits were required from Conklin to start renovations. They would need to get the Planning Board approval and get a building permit from the code office.

Chairperson Platt asked how they would remove all the overgrown weeds and bamboo. Mr. Goudarzi said they would have a couple of dumpsters to remove all the debris from the property.

Attorney Heary asked if there were any other services they were going to offer that is not currently listed. Mr. Goudarzi and Mr. Carpenter said nothing else as there was not a lot of room.

Dan Smith commented that any lighting would need to be installing downward facing lighting.

Chairperson Platt read the Short Form SEQR into record.

The following changes were initialed.

#9 Does the proposed action meet or exceed the state energy code requirements? No was changed to Yes

#14 Identify the typical habitat types that occur, or are likely to be found on the project site. Check all that apply. Suburban was checked.

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 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.

**Dan Smith second motion.**

- Dawn Shafer      yes
- Paul Deeley      yes
- Dan Smith      yes
- Sharon Platt      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:

Attorney Heary suggested the following conditions be considered.

- 1) Applicant shall comply with NYSDOT requirements and comments.
- 2) Code to inspect. NYS Fire Prevention Inspection.
- 3) Applicant shall perform all upgrades in compliance with the state and town building and fire codes.
- 4) Applicant shall obtain all necessary licenses and permits for vehicle sale and repair activities at the site.
- 5) Applicant shall obtain necessary permitting for any signage.

**Dan Smith second.** Planning Board members voted the following:

- Dawn Shafer    yes
- Paul Deeley    yes
- Dan Smith      yes
- Sharon Platt    yes

No opposed.

Paul Deeley made a motion to approve the Planning Board Meeting Minutes of July 20, 2020. Dawn Shafer second. All present members approved.

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

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

Respectfully Submitted,  
Mary Plonski