

Conklin Planning Board Meeting – March 18, 2019

MEMBERS PRESENT: Dan Smith, Chris Ostrowsky, Lyle Fassett

ABSENT: Jim Hauss, Chairman, Sharon Platt

ALSO PRESENT: William Graves, Attorney – Coughlin & Gerhart
Bill Farley, Town Board Liaison
Nick Vascello, Code Officer
Mary Plonski, Code Office
Renee Hauss, Secretary

VISITORS: Alex Pelto

7:01 PM Acting Chairman Dan Smith called the meeting to order.

Agenda Item #1 Alex-Pelto, 650 Conklin Rd., Binghamton, NY 13903 Special Use Permit for NYS Dismantlers License, Tax Map# 161.11-1-12 Sketch Plan Review

Attorney William Graves recused himself and advised the board that he could only advise on procedural issues as he has a conflict of interest in this case.

Alex Pelto, the applicant, presented to the board that he is applying for a Special Use Permit, which is required by Section 140-96, to operate a dismantling business at the above address. All dismantling of vehicles will occur inside the building and the vehicles will be obtained from either auction, insurance companies, dealerships or towing companies. There will be no vehicles stored outside of the building. Once the vehicles are dismantled, the parts will be warehoused at the above address and then sold either on-line or to the public. All work will be performed inside with a maximum of 8 vehicles stored and the plan is to dismantle 2 vehicles per day. Fuel tanks will be removed and drained into a 55-gallon fuel tank using a transfer pump and then recycled for company vehicle use only. Freon, oil and antifreeze will then be removed and disposed of by redemption centers that the applicant has contracts with. The applicant has a Spill Prevention Plan in place if needed. The carcasses will be disposed of each day and taken to Weisman for scrap. Hours of operation will be Monday – Friday 8:00 a.m. to 5:00 p.m. Currently there is one employee, a bookkeeper, with the plan of 1-2 additional employees. There will be no change in landscaping or lighting. The applicant will be applying for a permit for a new sign. It will take New York State DMV approximately 3-6 weeks to issue the necessary permit for this business to operate. Lyle Fassett asked about floor drains in the building. Alex explained that there is a floor drain on one side of the building, but the applicant will not be occupying that side of the building. Where the work will be performed is a solid concrete floor. The building is heated by natural gas and will be kept at about 60 degrees. This business does not have any set requirements for parking per Code Officer Nick Vascello and Town Zoning. Required parking spaces will be left up to the discretion of the Planning Board. Currently there are 32 parking spaces noted on the drawing. The applicant will be leasing the building for this project.

Acting Chairman Dan Smith read into record the following documents:

1. Applicant's Letter of intent dated December 18, 2018
2. W&D Leasing, LLC letter dated February 21, 2019 letter (landlord letter)
3. DOT Letter dated March 12, 2019
4. Broome County comments dated March 18, 2019
5. Broome County Health Departments comments dated March 11, 2019 which refers to a DEC environmental remediation database report on the proposed project site located at 650 Conklin Road. Planning Board advised the applicant that the environmental report advised, but did not require, that the applicant may want to have an air quality test done before working in the environment. Lyle stated that this issue was brought up in 2016 and all air quality was cleared.

Because this is a request for a Special Use Permit, a public hearing is required. The applicant was advised that the public hearing will be held on April 15, 2019 at which time Site Plan Review will also be completed. Planning Board proceeded to review the Sketch Plan per Section 140-150 and Section 140-151. The following suggestions were made by the board to the applicant:

- a. Show dimensions of the building and breakdown of the rooms inside the building in the working area
- b. Show the dimensions of the property from the building to the property line on all sides
- c. Show floor drains in building. Currently the applicant will not be occupying that part of the building, but if the business expands the applicant plans on filling in the floor drains.
- d. Show ingress and egress
- e. Show North arrow, scale and date
- f. Show natural gas meter location

At April's meeting the Planning Board will be utilizing a new SEQR form that was implemented January 1, 2019.

Agenda Item #2 Planning Board Recommendation to Town Board: PROPOSAL TO AMEND PERMITTED USES IN R-15 ZONING DISTRICT SECTION 140-19

Town Board has requested the Planning Board to review the proposed change below and make its recommendation:

A LOCAL LAW AMENDING PERMITTED USES IN R-15 ZONING DISTRICT

Section 1. The Town of Conklin desires to amend its Section 8140-19 of its Code.

Section 2. This local law is adopted pursuant to Municipal Home Rule Law.

Section 3. Add the following language to the end of Section 140-19 of the Town Code:

Permitted uses shall be all uses permitted in C-N Neighborhood Commercial after receipt of a special use permit as provided in Article XXIII of this chapter and, when applicable, site plan approval.

After discussion by the Planning Board members the following motion was made:

Lyle Fassett motioned to approve the recommendation of Permitted Uses in R-15 Zoning District. **Dan Smith second.** Planning Board members voted the following:

- Dan Smith YES
- Chris Ostrowsky YES
- Lyle Fassett YES

Chris Ostrowsky motioned to approve January 28, 2019 meeting minutes as written **Lyle Fassett second.** All present board members approved.

Chris Ostrowsky motioned to adjourn meeting **Lyle Fassett second.** All present board members approved. Meeting Closed 7:57 p.m.

Next Planning Board Meeting is scheduled for Monday, April 15, 2019 at 7:00 PM.

Respectfully Submitted,
Renee Hauss