

Conklin Planning Board – Monthly Meeting – March 21, 2016

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

ABSENT:

ALSO PRESENT: Cheryl Sacco, Attorney – Coughlin & Gerhart
John Rudy, Building Inspector (filled in for Ron Lake, Code Officer)
Dell Boyle – Town Board Liaison (arrived 7:45 p.m.)
Renee Hauss, Secretary

VISITORS: William Graves
Ray Rolston
Doreen Rolston
Jennifer O'Brien, Raging Badger Promotions DBA BC Martial Arts
Steve Ward, Raging Badger Promotions DBA BC Martial Arts

7:00 PM Chairman Hauss called the meeting to order.

**Agenda Item #1 Jim Farrelly – Empire Golf Cars, 816 Conklin Road, Binghamton, NY 13903
Tax Map # 162.09-1-63 Site Plan Review**

Due to and inadequate site plan submittal and the recommendation of the Broome County Department of Planning and Economic Development correspondence dated March 17, 2016, Planning Board did not review this submittal of the site plan and did not review the 239 Short Environmental Assessment Form. Planning Board will review when an adequate site plan is submitted.

**Agenda Item #2 Don Aton – Don Aton Paving, 850-852 Conklin Road, Binghamton, NY 13903
Tax Map # 162.03-1-5 Site Plan Review**

Due to and inadequate site plan submittal and the recommendation of the Broome County Department of Planning and Economic Development correspondence dated March 17, 2016, Planning Board did not review this submittal of the site plan and did not review the 239 Short Environmental Assessment Form. Planning Board will review when an adequate site plan is submitted.

**Agenda Item #3 Jennifer O'Brien – Raging Badger Promotions DBA BC Martial Arts, 589 Bldg. 2,
Conklin Road, Binghamton, NY 13903
Tax Map # 161.33-1-8.1 Site Plan and 239 Reviews**

Jennifer O'Brien and Steve Ward presented to the board that she would like to convert the old "Get a Grip Tire Shop" into a Martial Arts Academy. They train in different forms of martial arts with Jujitsu and boxing being their primary art. Tim McCrory is their primary trainer at the academy. Currently she has seven part-time employees with the possibility of increasing to ten employees in the future. All current employees are currently certified to train in the martial arts. There are three employees at a time teaching classes. Currently their busiest days are Tuesday, Thursday and Saturday with hours of operation of 11:00 a.m. to 8:00 p.m. Monday, Wednesday and Friday current hours of operation are 5:30 – 9:30 p.m. with Sunday being open mat time 6:00 – 8:00 p.m. She is hoping to expand to some daytime classes so she is requesting hours of operation to be Monday – Saturday 6:00 a.m. to 9:30 p.m. with open mat time on Sunday 6:00 p.m. to 8:00 p.m. Her class sizes run anywhere from eight to twenty students. There may be overlap of students leaving and arriving for classes. She will be doing painting inside the building and has added a shower. Currently the site plan shows a total of 21 parking spots with the back of the building six parking spots designated for employees. If overlapping parking is required, they will be sharing of parking with Jane's Diner and Pops Sugar Shack. Ray Rolston, owner of the property, stated to the Planning Board that he gives permission for BC Martial Arts to use his building to conduct business at this location. A sign will be placed on the building and under Pops Sugar Shack sign. There will be no change in site lighting. Currently the building is 132 feet by 28 feet which by code requires 36 parking spots. 40 parking spots need to be noted on the site plan due to the overlap of adjacent classes of 20 people. Ray Rolston stated that when weather is better he plans to reline the parking spots. There will be no outside storage or deliveries to the building.

Chairman Hauss read into record Broome County comments dated March 16, 2016. BMTS, NYSDOT, BCHD and NYSDOT had no comments.

Conditions for Site Plan approval are the following:

1. Additional buildings showing designated shared parking spots to total 40.
2. Show entrance and egress.
3. Show shared dumpster.
4. Code needs to inspect the addition of showers.
5. Permits for signage need to be acquired.
6. Site Plan needs to be updated with the above requirements.

EAF was reviewed by the board and updated. It was 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. Completed EAF was given to John Rudy to be filed with site plan.

Chris Ostrowsky motioned 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, will not result in any significant adverse environmental impact in the Town of Conklin. **Sharon Platt second.** All present board members approved.

Sharon Platt motioned to accept the site plan as submitted with the above conditions. **Chris Ostrowsky second.** All present board members approved.

Agenda Item #4 Town Board requested Planning Board to review Section 140-97 Swimming pools

Currently this section requires noncommercial swimming pools subject to Special Use Permits. The Town Board is looking for recommendations from the Planning Board on repealing this section for the requirement of a Special Use Permit. After discussion by board member the following motion was made:

Lyle Fassett motioned to recommend adoption of this local law to repeal Section 140-97. **Chris Ostrowsky second.** All present board members approved.

Sharon Platt motioned to approve January 25, 2016 meeting minutes and **Chris Ostrowsky second.** All present board members approved.

Chris Ostrowsky motioned to adjourn meeting **Sharon Platt second.** All present board members approved. Meeting Closed 8:00 PM.

Next Planning Board Meeting is scheduled for Monday, April 18, 2016

Respectfully Submitted
Renee Hauss