

Conklin Planning Board Meeting – April 15,2024

MEMBERS PRESENT: Chairperson Paul Deeley, Chris Ostrowsky, Art Boyle

ABSENT: Attorney, Dan Smith, Sandi Beam

ALSO PRESENT: Mary Plonski, Secretary

VISITORS: Cindy Smith
Iris Foster

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

Chairperson Deeley asked for a motion to approve the meeting minutes of our last meeting.

Art Boyle made a motion to approve the minutes of February 26, 2024.

Chris Ostrowsky second the motion. Motion passed.

**Agenda Item #1 Timeless Treasures Gift Shop
1102 Conklin Rd., Conklin, NY 13748
Tax Map # 178.15-2-13**

Chairperson Deeley read into record the following documents:

1. Site Plan Review Application dated ____3/20/2024____.
2. Broome County 239 Comments dated __4/15/2024____.

The Planning Board has reviewed the above-cited case and has not identified any significant countrywide or inter-community impacts associated with the proposed project. However, we have the following comments:

- The project site is located almost entirely in the Preliminary FEMA Special Flood Hazard Areas denoting an area of increased flood risk. While this SFHA is not the regulatory floodplain and the building appears to fall just outside this SFHA, the Town and the applicant should know the risks of placing a project located within flood prone areas.

The case was routed to Binghamton Metropolitan Transportation (BMTS), New York State Dept. of Transportation (NYSDOT) and Broome County Health Dept. (BCHD) for review. They had no comments.

The EAF Short Form (SEQR) was reviewed and read into record.

Part 2 & 3 of the SEQR was completed.

3. A letter from the owner Steve Galloway stating the leasing of the building was read into record.

Chairman Deeley noted that the proposed use is consistent with zoning classification for the property.

Chairman Deeley asked how many employees she would have. Iris Foster stated 2 employees Mr. Deeley also asked about hours of operation. Ms. Foster said the hours would be:

Friday	12:00 - 7:00 pm
Saturday	9:00 - 3:00 pm
Sunday	9:00 - 3:00 pm

Chairman Deeley also asked is there would be any signage. There will be a window sign.

There was a discussion on parking spaces needed (8) per town code. Existing building/parking appear to be in compliance with town code and is an existing structure.

It was noted that the property has public water and sewer.

Chairman Deeley made 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 EAF and updated the site plan that the proposed action will not result in any significant adverse environmental impact to the Town of Conklin.

Chris Ostrowsky second. All present board members approved.

Chairman Deeley stated that if there were no further questions, could we have a motion.

Chris Ostrowsky made a motion that the Planning Board, after considering the application and supporting documents, the applicant's presentation and the factors set

forth in the Town of Conklin Code section 140-76, recommend that the Town Board approve the application of a Craft/Gift Shop at 1102 Conklin Rd., Conklin NY.

Art Boyle **second**. Planning Board members voted the following:

- Chris Ostrowsky yes
- Art Boyle yes
- Paul Deeley yes

Chris Ostrowsky made a motion to adjourn meeting.

Art Boyle second. All present board members approved. Meeting Closed 7:30 p.m.

Next Planning Board Meeting is scheduled for Monday, May 20, 2024 at 7:00 PM.

Respectfully Submitted,
Mary Plonski