

## Conklin Planning Board – Monthly Meeting – April 18, 2016

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

**ABSENT:**

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

**VISITORS:** Jim Farrelly  
Dan Abashian

**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 and 239 Reviews**

Jim Farrelly presented to the board that he would like to open a golf cart dealership of which the primary activities will be sales, service, rental and storage of golf carts. They would keep on hand approximately 45 golf carts for rental. Schools, universities and golf courses will rent golf carts when they are conducting large events. We have a large trailer that we will use to transport these carts to these events. The business would operate year round with prime retail season from April through October. He also stated that they do customizing of golf carts and would like to make this site the primary hub for performing that work for their different locations. Their hours of operation for walk up business will be Monday - Wednesday and Friday 9:00 a.m. – 6:00 p.m., Thursday 9:00 a.m. – 7:30 p.m., and Saturday 9:00a.m. – 2:00 p.m. There will be one full time employee with hours of operation Monday – Friday 9:00 a.m. to 5:00 p.m. During the months of April through October there will be 2-3 additional part-time employees. Future plans could include 3 full time employees all year round.

Property consists of 19 acres of which the applicant is in the process of purchasing approximately 1.33 acres. The contract for purchase has been in place since September. Currently they are in the middle of the title search. The golf carts will be brought in and rolled off of trailers. There will be changes to the building. Currently in the front of the building there are three loading docks. The applicant would like to take one loading dock out and pour a tapered concrete wall so they can easily move the golf carts in and out of the building. Currently there is no ground level access to the loading dock. There will be no change to the impervious nature of the ground so there will be no change to the present drainage. They will be expanding the entrance to the building to include a ramp for customer and handicap access. The site plan was updated with this information. There will be no disturbance of any ground from the way it exists today. Parking will be marked on the property. The rear of the building will be used for employee parking and the front will be for customers. A handicap parking spot will also be marked. There will be 11 customer parking spaces which will meet code. The dumpster has already been moved to the back of the building. They will be utilizing the current driveway that is directly in front of the building. The second driveway that is noted on the site plan is a right of way driveway that will be used for deliveries and access to the back of the building. There will be 1-2 deliveries per week. We will be utilizing and updating the existing lighting that is on the building. The building currently uses city water and city sewer for its utilities. At some point they will be putting in fencing for the golf carts. This is included in the current site plan. There are no setback requirements for installing the fencing. Setbacks need to be updated on the site plan once the purchase of the property occurs. Exhibit 2 currently shows the outline of the property.

For the inside of the building there will be no major structural changes. We would like to make part of the other loading dock areas into a showroom.

Chairman Hauss read into record the applicant's written response dated March 24, 2016 to Broome County's comments dated March 17, 2016. He also read into record the following comments:

1. Updated comments from Broome County dated April 15, 2016
2. BMTS comments dated April 15, 2016
3. NYSDOT comments dated March 10, 2016
4. BCHD comments dated March 9, 2016

EAF was reviewed by all board members and was updated. It was determined by all board members, 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 Ron Lake to be filed with the updated site plan.

**Sharon Platt 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. **Chris Ostrowsky second.** All board members approved.

**Sharon Platt motioned** to accept the site plan as updated with the following conditions:

1. Complete the purchase of the 1.335 acres by August 1, 2016
2. Repair/Replace entrance stairway by November 1, 2016
3. Entrance/Exit signs on single entrance prior to opening
4. No additional pole lighting allowed. Existing lighting will be utilized
5. Future floor plan design changes submitted to Ron Lake to see if permits will be required
6. Future plans to install fencing per site plan. Ron Lake to amend plan to add gates and changes as a result of fire inspection
7. Successful Fire Inspection
8. Fully document set-backs lines to new presented side and rear yards
9. Ramp project complete by June 1, 2016
10. Spill Control Plan to be submitted by June 1, 2016 or prior to business opening
11. No more than 55 gallon storage of used oil on site
12. All repairs are to be preformed inside of building
13. Only golf carts will be stored outside. Everything else must be stored inside the building
14. A letter is required from the original landowner for permission to use access road
15. Delivery entrance sign to be installed
16. All outside washing of carts will use eco-safe soap
17. Nothing hazardous is to be stored in the basement

**Lyle Fassett second.** All board members approved.

**Agenda Item #2            Reviewed Zoning Board's recommendation of Article VIII – Permitted Uses  
Zoning Board meeting Minutes dated April 5, 2016**

After reviewing Zoning Board's recommendation Attorney Brady Begeal stated that Article VIII is neighborhood commercial district. There is no need to add M and N to Section 140-41 because regardless of what district it is site plan review is required for each additional permitted use. Planning Board is indicating that Section 140-145 already requires site plan approval for each additional permitted use. Ron Lake seemed to think that you could not have more than one use in a principal building. Attorney Brady Begeal will review and discuss with Cheryl Sacco and get back to the Planning Board at their next meeting which is scheduled for May.

**Sharon Platt motioned to approve March 21, 2016 meeting minutes and Chris Ostrowsky second.** All board members approved.

**Chris Ostrowsky motioned** to adjourn meeting **Lyle Fassett second.** All board members approved. Meeting Closed 8:40 PM.

**Next Planning Board Meeting is scheduled for Monday, May 16, 2016**

Respectfully Submitted  
Renee Hauss