

Conklin Planning Board – Monthly Meeting – May 16, 2016

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

ABSENT: Dan Smith

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

VISITORS: Don Einstein

7:06 PM Chairman Hauss called the meeting to order.

Chairman Hauss asked Ron Lake if he received an updated site plan from the BC Martial Arts and he stated yes.

Dell Boyle requested correspondence from the Planning Board to the Town Board on a recommendation of signage vs. mailings to residents for notice of public hearing on planned projects. Requirements for notification of public hearings can be different in certain areas of Conklin. There were discussions of whether or not a sign on property would be adequate notification for public hearing. A change in this notification process would require a change in town law and zoning. Brady Begeal will review current requirements and Planning Board will discuss and make a recommendation to Town Board on their scheduled June 20th meeting.

**Agenda Item #1 Sharon Platt – Conklin Fare Diner, 942 Conklin Road, Conklin, NY 13748
Tax Map # 162.18-1-54 Site Plan Review and 239 Reviews**

Sharon Platt, the applicant, recused herself from the Planning Board in order to present her plans for opening a diner in the old Lawrence’s Dairy Bar building. The Conklin Fair Committee currently owns the property. Don Einstein, representing the Conklin Fair Committee, was present giving Sharon permission to lease the property with the intent of opening a diner and also provided a letter dated April 5, 2016 giving permission for the leasing of the property. Sharon’s application states that the hours of operation will be 6:00 a.m. to 2:30 p.m. Monday through Saturday. She requested to change the hours of operation to 5:00 a.m. to 2:00 p.m. Monday through Saturday. There will be no more than six employees and the diner will serve breakfast and lunch take outs. She will be putting a sign in the window. Maines will be using the existing sign naming the property Paul Preston Fair Grounds. Maines will work with Ron for the necessary permits. There will be no change in lighting or the interior of the building. Currently this plan includes all 4.66 acres of this property. Attorney Begeal did state that if another business were to open on the property, there would have to be a public hearing and that business would have to come to Planning Board for permission to operate a second use on the property. Don Einstein presented to the board that the golf course will be operating to raise money for the fair committee. It will be in operation after the diner closes and will be run by volunteers from several charity organizations. A portion of the proceeds that is earned by these charitable organizations will be given to the fair committee. Attorney Begeal advised that the fair committee would have to come before the board to present their site plan for approval before going into operation. Employee parking will be on the side of the building. The drawings of the parking area are not to scale but are adequate for the board to approve.

Chairman Hauss read into record the following comments:

1. Comments from Broome County dated April 27, 2016
2. BMTS had no comments
3. NYSDOT comments dated April 25, 2016
4. BCHD comments dated April 19, 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.

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

Chris Ostrowsky motioned to accept site plan as presented and updated. **Lyle Fassett second.** All board members approved.

Sharon then asked the board if one of her employees could set up a hotdog cart in front of the building and operate until she opened the diner. She stated that the employee had all of the necessary permits and approvals from the health department to operate such a cart, but did not know if the employee needed any type of approval from the board. The board could not answer her question so Attorney Begeal stated that he would look into the situation and get back to Sharon with an answer.

Sharon Platt motioned to approve April 18, 2016 meeting minutes and **Lyle Fassett second.** Sharon Platt, Lyle Fassett and Jim Hauss all approved. Chris Ostrowsky arrived late for the start of the meeting.

Lyle Fassett motioned to adjourn meeting **Chris Ostrowsky second.** All present board members approved. Meeting Closed 7:58 PM.

Next Planning Board Meeting is scheduled for Monday, June 20, 2016

Respectfully Submitted
Renee Hauss