

Conklin Planning Board – Monthly Meeting – June 19, 2017

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

ABSENT: Dan Smith

ALSO PRESENT: Brady Begeal, Attorney – Coughlin & Gerhart
William Graves, Attorney – Coughlin & Gerhart
Nick Vascello, Code Officer
Mary Plonski, Code Office
Renee Hauss, Secretary

VISITORS: Kyle Ellsworth, Keystone Associates
Lou Fiore
Ben Fiore

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

Agenda Item #1 **Fiore Enterprises, Inc., 1021 Conklin Rd, Conklin, New York 13748**
Nirchis Parking Area
Tax Map #178.07-1-20.1 and #178.07-1-23 Site Plan Review

Kyle Ellsworth from Keystone Associates introduced Lou and Ben Fiore, current owners of Nirchi's Pizza, to the board. The applicants would like to expand their current parking lot to the left of the building to accommodate employee parking. The applicants currently own this adjacent property and would like to free up the current parking area for their customers. Currently the employees take up a good portion of the parking lot making it difficult for customer parking. Customers are currently parking in the right of way on the street side making it difficult for entrance and egress. Entrance and egress will remain on Conklin Ave. which is currently approved by DOT. There will be no modifications to the Nirchis restaurant. There will be approximately 14 parking spots in this new parking area of which the current employee count is 7. The surface will initially be gravel. At some point the surface will be paved but that is not being planned at this time. There is a proposed sidewalk away from the DOT approved entrance for the employees to access the parking lot. No additional lighting is being proposed. Currently there is lighting around the soffit of the building and a pole light where the sign is. There is also lighting on the back shed and around the back soffit of the restaurant. Chairman Hauss asked if parking was reviewed on the original site plan for the restaurant to be adequate for employee parking. Kyle responded that he could not find any record of a site plan review which included the parking. Brady Begeal asked if there was an existing site plan on file and Mary Plonski responded that it was not going to be something that could be found quickly. All businesses are to go through a site plan review but this one is probably in the archives. Currently there are 12-14 parking spots and customers are parking on Morris Blvd. and in the street. The goal is to make room for customer parking so to keep the cars off the streets which is creating a dangerous situation for the customer. Chris Ostrowsky asked the applicant if they have always owned the restaurant and the applicant responded that they have only owned the business for the past two years. Chairman Hauss asked if there would be flow over customer parking for peak times. Ben responded that the area would be designated for employee parking but customers may flow over during peak times. There will be signs stating employee parking but sometimes on the weekend you have customers parking across the street in the bank parking lot and crossing Conklin Ave. to get to the restaurant. That creates a very unsafe situation for the customer. Sometimes there are three New York State trooper cars and two Sheriffs cars at lunch time, plus customers coming in and out. Brady Begeal pointed out to the applicant that if they plan to pave the parking lot at some point the board should be reviewing it for paving now or the applicant would have to come back to Planning Board for approval to pave. Currently the applicant is looking for approval for gravel. If it is decided to pave the applicant will come back to Planning Board for approval with a modified site plan. Drainage is already on the property for the parking lot and it will not be disturbed. Chairman Hauss asked if there has to be designated handicap parking. Nick Vascello responded no, not until there are 25 parking spots.

Chairman Hauss read into record Broome County comments dated June 19, 2017, BMTS comments dated June 1, 2017 and DOT comments dated June 6, 2017. All driveway openings are all approved and permitted by NYSDOT. Brady Begeal pointed out that the setback requirement for marked parking is five feet.

EAF was reviewed by all board members and corrections were made and paperwork was submitted to Code Officer Nick Vascello. Chairman Hauss read Part 2 of the EAF form to board members for each question to be addressed. 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 Nick Vascello 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 present board members approved.

Lyle Fassett motioned to accept the amended site plan with the following conditions: **Chris Ostrowsky second.** All present board members approved.

Conditions for Approval - Submit a revised plan with the following:

1. Update the plan to show lighting around the building.
2. Finalize parking lot layout identifying parking spots.
3. Identify the dumpster.
4. Identify entrance and egress of the parking lot.
5. Employee parking and customer parking will be designated on the plan for all parking areas.
6. Identify setback areas for parking area.
7. Signage identifying employee and customer parking for Nirchis.
8. Identify septic system on site plan.
9. Apply for NYSDOT permits as required.
10. If required identify handicap parking.
11. Provide an updated site plan by June 30, 2017.

Brady Begeal announced to the board that he will no longer be representing the board as legal counsel. William Graves from Coughlin & Gerhart will be taking over this position. Brady will attend the next few meetings in the audience to assist William with legal matters.

Sharon Platt motioned to approve March 20, 2017 meeting minutes and **Chris Ostrowsky second.** All present board members approved.

Chris Ostrowsky motioned to adjourn meeting **Lyle Fassett second.** All present board members approved. Meeting Closed 8:10 PM.

Next Planning Board Meeting is scheduled for Monday, July 17, 2017 at 7:00 PM.

Respectfully Submitted
Renee Hauss