

Conklin Planning Board Meeting – July 18, 2022

MEMBERS PRESENT: Chairman Paul Deeley, Dan Smith, Sandra Beam, Chris Ostrowsky, Art Boyle

ABSENT: Dan Smith

ALSO PRESENT: **Gina Middleton**, Attorney – Coughlin & Gerhart,
Nick Pappas, Code Officer
Mary Plonski, Secretary

VISITORS: none

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

Chairman Deeley asked for a motion to approve the meeting minutes of our last meeting. Chris Ostrowsky made a motion to approve the minutes of December 20, 2021. Sandi Beam second the motion. Motion passed.

Agenda Item #1 Team World Inc.
350 Broome Corp Parkway, Conklin, NY 13748
Tax Map # 194.08-1-1.12

Chairman Deeley explained that the Town Board is requesting a recommendation from the Planning Board on an application from Team World Inc. located in the Broome Corporate Park. He read into record the Site Plan Review from Team World dated 6/21/22.

Team World is looking to expand the northern parking lot area for tractor and trailer parking. One hundred thirty-three (133) additional parking spaces are proposed. The parking lot is planned to be constructed as a gravel/aggregate surface.

Chairman Deeley read into record the following document:

1. Short EAF form dated 6/21/2022.

Attorney Gina Middleton explained that the Town Board was the lead agency and would complete the SEQR forms as needed. This was a review of the application and that the board could make suggestions for the Town Board that could help with their decision to approve or deny.

Mr. Deeley stated the property was 25 acres total. 4.86 was being disturbed. It was zoned Industrial and was therefore a conforming use. There will be no structure on the property.

The plans were reviewed.

Art Boyle asked if there was an issue with no building (business) on the property. Could anyone come in and use the property. Not just the current owner. After a lengthy discussion it was decided it was not an issue.

There was discussion around no. 8 on the EAF form. The board felt there was public transportation and bicycle routes near the site.

The board also agreed that no. 14 should check (Wetland).

Art Boyle asked if there would be any fencing around the area for security.

Sandi Beam 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 Team world, Inc. for approval of a special permit for the proposed expansion of the northern parking lot area at 350 Broome Corporate Parkway, with consideration given to the following:

- 1) The site plan lacks, and should be updated to include the following;

Site Plan maps should notate wetlands adjacent.

- 2) There were no deficiencies in the site plan.

- 3) The EAF is inaccurate and/or incomplete, and should be revised to address/include the following:

8. (b) & 8 (c) should state "yes"

14. should include "Wetland".

- 4) The Broome County Planning Department's recommendations have not been received and reviewed by the Planning Board.

- 5) The Town Board should also consider the following:

Fencing

Use agreement if needed

Chris Ostrowsky second. Planning Board members voted the following:

- Paul Deeley yes
- Chris Ostrowsky yes
- Sandra Beam yes
- Art Boyle no

Chris Ostrowsky motioned to adjourn meeting **Art Boyle second.** All present board members approved. Meeting Closed 7:37 p.m.

Next Planning Board Meeting is scheduled for Monday, August 15, 2022 at 7:00 PM.

Respectfully Submitted,
Mary Plonski