

## Conklin Planning Board Meeting – August 19, 2019

**MEMBERS PRESENT:** Acting Chairman – Chris Ostrowsky, Dan Smith, Lyle Fassett

**ABSENT:** Sharon Platt

**ALSO PRESENT:** William Graves, Attorney – Coughlin & Gerhart  
Bill Farley, Town Board Liaison  
Nick Pappas, Code Officer  
Mary Plonski, Acting Secretary

**VISITORS:** Alex Urda- Engineer for Laing LLC.

William Graves (attorney) explained that the Chairperson resigned and no one has been appointed yet. A motion can be made to appoint someone as acting Chairperson for this meeting.

**Lyle Fassett made a motion:** to appoint Chris Ostrowsky as acting chairperson for this meeting.

**Dan Smith second motion.** All members agreed.

**7:19 PM** Acting Chairman Chris Ostrowsky called the meeting to order.

**Agenda Item #1 Planning Board recommendation to Town Board:  
Special Permit for Proposed Self Storage Facility  
Laing, LLC.  
1056 Powers Rd. Conklin, NY 13748**

Acting Chairman Ostrowsky explained that the Town Board was the lead agency on this. Town Board has requested the Planning Board review the proposed application and makes a recommendation.

Bill Graves read into record the Planning Boards responsibilities for the recommendation.

The Town Board shall not act favorably upon the request for the special permit until such time as the proposed development has been reviewed by the Town of Conklin Planning Board. A site plan and EAF which has been accepted by the Town Board shall be immediately referred to the Planning Board for comment. The Town Board shall concurrently submit a § 239-l and 239-m form and a review request to the Broome County Department of Planning Economic Development. The Planning Board shall have a period of up to 62 days from the date of its receipt of the site plan and any additional materials the Planning Board may request from the developer to provide its advisory recommendations to the Town Board. The Planning Board recommendations shall include, but not be limited to, the following items.

- 1) The site plan contains all of the elements required by the Town of Conklin Site Plan Review Law or a listing of items which have not been provided in the site plan.
- (2) Deficiencies in the site plan which require the attention of the developer and the Town Board.
- (3) A statement as to the accuracy and completeness of the EAF and whether any additional environmental information, including the need for a full Environmental Impact Statement, is required.
- (4) A statement as to whether the recommendations of the Broome County Planning Department have been received.
- (5) Any other factor or concern which the Planning Board feels is appropriate for consideration by the Town Board.

Alex Urda Engineer for Laing LLC, the applicant, presented to the board that he is applying for a Special Permit, which is required by Section 140-76 (C), to operate a Storage Facility business at the above address.

Acting Chairman Chris Ostrowsky read into record the following documents:

1. Application dated 7/18/2019
2. Broome County 239 comments dated August 15, 2019
3. Broome County DPW Engineering Review Comments dated August 13, 2019

Chris Ostrowsky asked if grading and contours were changing. Mr. Urda said no. They would be moving the gravel around to level but nothing new would be added. Drainage will go in the same direction as it is currently.

The existing driveway will be used.

Dan Smith asked if it would be fenced in. Mr. Urda said there was plans for a 6' fence.

Chris Ostrowsky asked about lighting. Wall mounted LED Lighting on buildings. Mr. Urda thought possible solar lighting.

Chris Ostrowsky asked if there was going to be cold storage. Chris felt that should be a condition. No gas or hazardous liquids that might get left there and leach out into the ground.

Dan asked if it was going to be a metal roof. Would there be firewalls. Mr. Urda wasn't sure about the siding but the roof would be metal. There would be firewalls but he was not sure if they would be block, sheetrock or metal firewalls.

Lyle Fassett asked if there would be a clear path for traffic getting to the facilities. Mr. Urda said there would be a clear path to the back.

There is a space for a dumpster but they would like not to have one on the site as they tend to get filled with every ones junk from the units.

Bill Graves asked where people would park when they were accessing their stalls. Mr. Urda said they would park in front of their stalls. He didn't mark a spot on the map but there was plenty of room to maneuver around.

Dan Smith asked if all the units were going to be the same size. Mr. Urda said no. Some may be deeper for things like boats . They would have doors on both sides so someone would be able to drive straight through. Dan asked how many units would be in each building. Mr. Urda was not sure and said he could check into that. (Brian Laing was texted and responded that there would be approximately 37 units per building)

Dan asked if there would be any kind of fire suppression. Mr. Urda said no.

Bill Graves suggested that the Planning review the checklist for items that may be missing from the application. They can then make a recommendation to the Town Board to have the following updated and included in the site plan.

- 1) Grading, drainage, contours
- 2) Location, design and type of traffic access. Ingress and egress.
- 3) Pedestrian access
- 4) Location, design and type of construction materials. Construction of firewalls?
- 5) Fire emergency zones, Fire hydrants
- 6) Location of lighting, utilities, solar energy, type
- 7) Dimension of sign
- 8) Landscaping plan and planting schedule
- 9) Fencing

These are items needed with the application that should be updated. Mr. Urda said that landscaping was not something that was going to be in the plans unless it was required.

Chris Ostrowsky asked if there was a fire hydrant near the site. Mr. Urda was not sure. Chris asked that he look into it and add it to the site plan if there was one in the area. Mr. Urda will look and update if possible.

Dan Smith asked where the power was coming from for this building. Mr. Urda said that it wasn't determined yet. The lights were the only lighting talked about.

Chris asked if they electric would be underground. Mr. Urda was not sure. He would ask Brian Laing.

Dan Smith asked Nick Pappas if the building was solid metal construction would there still need to be firebreaks. Nick Pappas wasn't sure but will check into it.

Mr Urda asked the attorney if Pedestrian access was required. Mr. Graves said that the checklist is for all applications and it may not pertain to this project site. If it is non applicable. Then it can be noted.

Chris Ostrowsky asked that it show the drainage on the site plan. Also the lighting drawn on the plans.

Bill Graves noted that the Broome IDA sent a letter that this project meets the performance standards.

Bill Graves reiterated that the Planning Board is not the Lead Agency and is just reviewing the EAF for its recommendation to the Town Board. This is not any agency determination on the SEQR.

Chris Ostrowsky reviewed the Short Form EAF.

8B was changed from no to yes.

Chris Ostrowsky reviewed Short Form EAF Part 2.

After discussion by the Planning Board members the following motion was made:

**Dan Smith made a motion** that the Planning Board, after considering the site plan review application and supporting documents, the county's 239 response, the short form EAF, the applicant's presentation, and the factors set forth in the Tow of Conklin Code section 140-76, recommend that the Town Board approve the application for a Special Use Permit with consideration given to the following:

1) The site plan should be updated to include, the following

- Proposed construction materials and plans for storage buildings, including whether the buildings will include fire walls between storage units
- Existing and proposed grading and contours
- The number and location of emergency zones and parking spaces (to be shown on the site drawing), understanding that each of the two buildings will contain 37 storage units
- Landscaping was not addressed – if the Town Board feels landscaping is required at that particular site, approval should be contingent upon submission of a landscaping plan
- Ingress and egress should be shown on the site drawing, including any directional signs, striping, etc.
- The applicant did not know how power will be provided to the storage buildings – this should be clarified and shown on the site drawing
- Pedestrian access may be inapplicable given the nature of the development, but the site drawing should be updated to include the previously existing pedestrian/bike route near the site
- Proposed sign dimensions
- If fencing is intended, the site drawing should be updated to include the location and type of fencing

2) The above deficiencies in the site plan require the attention of the applicant and the Town Board.

3) The EAF is accurate and complete and requires no additional information.

4) The Broome County Planning Department's recommendations have been receive and reviewed by the Planning Board.

5) The Town Board should also consider the items that have been listed above.

**Lyle Fassett second.** Planning Board members voted the following:

- Dan Smith                YES
- Chris Ostrowsky        YES
- Lyle Fassett             YES

**Dan Smith motioned** to adjourn meeting **Lyle Fassett second.** All present board members approved. Meeting Closed 8:06 p.m.

**Next Planning Board Meeting is scheduled for Monday, September 16, 2019 at 7:00 PM.**

Respectfully Submitted,  
Mary Plonski