

Conklin Planning Board Meeting – September 27, 2021

MEMBERS PRESENT: Chair – (standing in) John Mastronardi, Dawn Shafer, Paul Deeley, Dan Smith, Chris Ostrowsky

ABSENT: Robert Heary, Attorney

ALSO PRESENT: Sarah Campbell, HH & K
Bill Farley, Town Board Liaison
Mary Plonski, Secretary

VISITORS: Brett Pritchard
Alex Urda
Jim Wiser, 662 Stratmill Rd. Binghamton
Scott Landers, 630 Conklin Rd. Binghamton
Bill Terboss, 659 Conklin Rd. Binghamton
Joan Mecklenborg, Conklin Rd. Binghamton
Richard Mecklenborg, Conklin Rd. Binghamton
Jim McKilligan, 120 S Otiner Rd. Seymour TN
Dell Boyle, Schofield Rd.

7:00 PM John Mastronardi called the meeting to order.

Agenda Item #1 **Pritchard Property Development Inc.**
10,000 sq. ft. Metal Storage & Office Facility
612,618,628 Conklin Rd.
Tx Map 161.11-1- 4.2, 5 & 6

John Mastronardi clarified that he was the town engineer, but because the board was lacking a chairperson, he was asked to step in and help chair the review. He also explained that Robert Heary with Coughlin & Gerhart, the towns' attorney had a conflict of interest and the town called in another firm to represent the Town of Conklin. He introduced Sarah Campbell of Hinman Howard & Katell.

John Mastronardi explained that this meeting was a site plan review to discuss the development of a 10,000 sf. metal building to house equipment and office space, and for associated pavements for trucks and car parking at 612, 618,628 NYS Route 7 (Conklin Rd.)

John asked Alex Urda to give the board a brief summary of what they are looking to do for the audience that was not here for the last meeting.

Alex Urda the engineer for Mr. Pritchard explained that the vacant property used to be a trailer park. Mr. Pritchard is interested in redeveloping the property. He would like to put a steel building up with his offices and storage for equipment. His intent is to store everything inside, with on occasion having a truck or equipment outside overnight as needed between jobs. There was a prior question on maintenance. He explained that maintenance is done elsewhere. There is no storage of hazardous chemicals. The building is 10,000 sq. ft. The intent is to keep filling the site. The building will be elevated about 7.5 ft. and the parking lot will taper. Most of the property will be paved. There is a manhole for the sewer on site. Electric will be on a pole. The water and sewer will be hooked up to the towns systems. Alex explained that NYSDOT reviews the plans and has required that there only be one entrance to the property. The east entrance will be the main entrance. The drainage is partly to the front and partly to the back. It was his understanding that the water finds its way to the back and flows in an east to west direction. There is are 2 large bio retention areas planned at the front and rear of the property. Drainage meets the New York State DEC standards for infiltration.

John Mastronardi read into record the 239 comments from Broome County dated September 24, 2021

John M. opened the public hearing.

Sarah Campbell suggested Alex U. review the floodplain Analysis.

Alex explained that they had been required to provide a floodplain analysis since the property is in the floodplain. He explained that he uses the 2010 mapping data that FEMA has issued. FEMA modeled our water shed of the river along the entire Susquehanna River. They called it the preliminary map. The town regulates on the existing maps, but he used the preliminary map because it has more detailed maps that can be followed. The preliminary map is more aggressive and puts the levels up higher than the existing map does. He explained that in the program he ran the model at the 855.5 on the entire site. The 100 year flood elevation is 853.5. There were no negative impacts in the study.

John M. invited the public to ask questions of the planning board. He asked that they state their name and address for the record.

Richard Mecklenborg 640 Conklin Rd. Stated that the new building will be at a height near to the same as the Eureka Camping flood wall across the street. He is concerned that the two buildings being built up will obstruct the flow of water creating a backup of the flow. He asked if Eureka was taken into account with the study. He also mentioned the concern with the aesthetics of the building being 8 ft. above the road and the high slope.

Alex stated Eureka had been included in the analysis.

Bill Terboss 659 Conklin Rd. Stated that he is in favor of the project. As a vacant lot there is no tax revenue from the property. The building will be on the tax assessment. He is happy to see a new business in Conklin.

John Mastronardi asked the applicant if there was any pilot program he was getting for this property. Mr. Pritchard said no.

A question was asked if the property was a FEMA buyout property. John said it was not. FEMA Buyouts cannot be built on. They are to stay forever green.

Scott Landers 630 Conklin Rd. He stated that he was worried about a heavy rain running onto his property.

Jim Wiser 578 Conklin Rd. He is glad to see it developed but he is concerned with the runoff since he is located right next to the site.

John Mastronardi stated that he was going to leave the Public Hearing open and allow the planning board to ask questions of the applicant.

Dan Smith asked that Alex explain to the board about the large slope to the building that was mentioned prior.

Alex Urda explained that it is regulated that there would be no more than 6% slope in the parking lot. He has designed it to be between the 2-4% ranges on the site. He went on to show the ranges on the map.

John asked Alex to explain about the storm water and the bio retention ponds. Alex stated that it is regulated because there is over an acre of area disturbed, the state requires them to get a permit with the state. A construction inspection report is required to be submitted to the Town on a weekly basis. The bio-retention ponds are a way to infiltrate the runoff. The 1 and 10 year events show no runoff. At the 100 yr. event it actually decreased the volume of runoff from the site. The town and the state require that there be no more run off with the new construction site than there was with before it was touched.

Paul Deeley asked if there was fast moving water in the back of the property during a 100 yr. flood. Alex explained that the floodway was closer to the river behind Eureka. This property is near the floodplain fringe. The railroad track is the end of the floodplain.

John M. asked about landscaping. Alex said there were plans for trees on the west and north side of the property.

John asked about the lighting. The lighting will not spill over onto any of the neighboring properties. The LED light has about a 50 ft. span. They are building mounted lights.

John M. asked about any signs. There will only be one building mounted luminated sign on the building. They will submit for a sign permit.

Paul Deeley asked if there was more data available that shows how the report was created. Alex said he could forward the data that supports the findings.

John M. asked if the board had a chance to review the short EAF and if so, does the board have any questions for the applicant. Paul D. said they spoke about the EAF at the last meeting and everything was addressed. Since he was just seeing the storm water study, he would like time to review it.

The board decided it would like to review the document and then ask questions at the next meeting.

The public hearing would be left open.

There was a discussion on the curb at the rear of the property. Jim Wisser wanted to make sure the water would go into the bio-retention pond and not onto his property and flood him.

A motion was made by Paul Deeley to hold over the meeting until October 18, 2021. Dan Smith second. All members approved.

A motion was made by Paul Deeley to approve the August 16, 2021 meeting minutes. Dan Smith second the motion. All members approved.

Paul Deeley motioned to adjourn meeting Chris Ostrowsky **second**. All present board members approved. Meeting Closed 8:24 p.m.

Next Planning Board Meeting is scheduled for Monday, October 18th at 7:00 PM.

Respectfully Submitted,
Mary Plonski