

WORK SESSION
APRIL 13, 2021

The Town Board of the Town of Conklin held a Work Session at 6:00 P.M. on April 13, 2021, at the Conklin Town Hall. Mr. Dumian, Supervisor, presided.

PRESENT:	Town Board Members	Finch, Boyle, Farley, Francisco, Dumian
	Town Counsel	Cheryl Sacco
	Town Clerk	Sherrie L. Jacobs
	Water/Sewer/Parks Superintendent	Tom DeLamarter
	Town Engineer	John Mastronardi
	Administrative Assistant	Mary Plonski
	Planning Board Chairperson	Sharon Platt
	Planning Board	Paul Deeley
	Planning Board	Dan Smith
	Planning Board	Dawn Shafer

GUESTS:	Country Courier	Elizabeth Einstein
		Laurie Francisco
		John Colley
		Peter J. Motsavage

PARK CHANGES

Mr. Dumian stated that he has met with Parks Superintendent Tom DeLamarter and Youth Commissioner Justin Parker about the possibility of adding full softball fields to accommodate tournaments, adding that there would not be pitcher's mounds installed because of the faster speeds at which the players are pitching. He stated that they are looking at the pool field, adding that if the backstop were moved, two fields could be installed. Some sort of fencing would separate the two fields. Mr. Dumian stated that Conklin Forks Park is also being considered but the field is short, adding that it would be possible to turn the backstop toward the back of the park and move the park equipment to make the field the correct size. It was noted that the lighted field at Schnurbusch Park was built for hardball/Teener League, but Mr. DeLamarter pointed out that today's focus is on Minor League and Girls' Fast Pitch Softball.

Mr. Dumian stated that Mr. Parker has instituted some excellent changes and made the program well organized, with a good schedule, the ability to pay fees on the website, and a presence on social media. "The parents love it!" stated Mr. Dumian.

Mr. Dumian stated that the players are currently using a field in the Town of Kirkwood, as well as Town of Conklin fields. Mr. Finch asked if the Town is considering buying the land near Schnurbusch Park from the Conklin Presbyterian Church. Mr. Dumian stated that he is waiting to hear back from Robert Weyant, liaison from the church, about a price. Mr. Dumian stated that the Town is also interested in perhaps purchasing the lot across Conklin Road from the Big Dipper. Mr. Finch stated that this property belongs to the Hobart family, adding that he will research this possibility. Mr. Dumian stated that the players could also use the field at Julius Rogers Park, but added that the back part of the field tends to be very wet.

MUNICIPAL STIMULUS MONEY

Mr. Dumian stated that he recently participated in a Zoom call regarding municipal stimulus money, which confirmed that one of the acceptable ways to apply the stimulus money is for water and sewer infrastructure. He stated that one of the ways the Board wants to save money for the Town is to bring water main digs back in-house, adding that all OSHA (Occupational Safety and Health Administration) regulations would be followed, including use of a safety box and additional personnel on site at a dig. Mr. Dumian stated that the Town's aging infrastructure means that water main breaks, and the digs necessary to repair them, are more frequent. He

WORK SESSION
APRIL 13, 2021

stated that the Town is also looking at the purchase of an excavator and a trailer with which to move equipment, adding that this would be available to the Highway Department also. Mr. Dumian stated that the Town is slated to be awarded approximately \$560,000, although, he added, "It is not in the fund balance yet."

Mr. DeLamarter stated that the outside water meter readers, which read residential meters, are becoming obsolete and will need to be replaced, which he stated will cost approximately \$100,000. Mr. DeLamarter stated that a chlorine overfeed alarm for the well is also needed. Mr. Dumian stated that the Town's two water storage tanks will need repairs soon. He also discussed the possibility of tying the Town's water system with the Town of Kirkwood in a loop system.

REGULAR TOWN BOARD MEETING
APRIL 13, 2021

The Town Board of the Town of Conklin held a Regular Town Board Meeting at 6:30 P.M. on April 13, 2021, at the Conklin Town Hall. Mr. Dumian, Supervisor, presided. The meeting opened with the Pledge of Allegiance.

PRESENT: Town Board Members Finch, Boyle, Farley, Francisco, Dumian
Town Counsel Cheryl Sacco
Town Clerk Sherrie L. Jacobs
Water/Sewer/Parks Superintendent Tom DeLamarter
Town Engineer John Mastronardi
Administrative Assistant Mary Plonski
Planning Board Chairperson Sharon Platt
Planning Board Paul Deeley
Planning Board Dan Smith
Planning Board Dawn Shafer

GUESTS: Country Courier Elizabeth Einstein
Bergmann Kelly Sullivan
Bergmann Andy Hart
Conklin Vol. Fire Dept. Chief Bill Gorman
Laurie Francisco
John Colley
Peter J. Motsavage
Catherine Minoia
Peg Swarts
Bob Swarts
Sandi Beam

MINUTES: MARCH 23, 2021 REGULAR TOWN BOARD MEETING

Mr. Francisco moved to approve the March 23, 2021 Regular Town Board Meeting minutes as presented.

Seconded by Mr. Farley.

VOTE: Finch – Yes, Boyle – Yes, Farley – Yes, Francisco – Yes, Dumian – Yes. Motion passed unanimously.

.....

PUBLIC HEARING
TO RECEIVE INPUT REGARDING APPLICATION REGARDING PROPERTY
LOCATED AT 300 BROOME CORPORATE PARKWAY (136 CARLIN ROAD)

PRESENT: Same as on page one.

Notice of Public Hearing of this joint Public Hearing for the Town Board and the Planning Board having been duly advertised, Mr. Dumian declared the Public Hearing open at 6:32 P.M. and asked those present to speak either for, or in opposition to, the application submitted by Track Drive, LLC, regarding property located at 300 Broome Corporate Parkway (136 Carlin Road) in the Town of Conklin, Tax Map #194.12-1-51, for the operation of a warehousing and distribution center in 65,595 square feet of an existing 172,000 square foot building.

Mr. Dumian stated that this will be an Amazon Last Mile facility, the final stop before merchandise is delivered to customers' homes. The fleet will consist of large box trucks, which

REGULAR TOWN BOARD MEETING
APRIL 13, 2021

carry appliances, and smaller trucks that deliver to Amazon Flex drivers with personal vehicles. Amazon will be leasing the portion of the building from the building owner, with changes to the exterior of the building.

Representatives from the company acting as developers for the Amazon project, Andy Hart and Kelly Sullivan, gave an overview of the proposed facility. As was stated, this will be an Amazon Last Mile facility, with large and small packages being delivered. Merchandise will be delivered overnight by tractor trailer and will leave the facility in box trucks, Amazon Flex personal vehicles, and delivery vans. The vans will deliver within a 45-minute radius and will begin leaving the facility at 8 A.M. Mr. Dumian stated that there will not be a conflict with school bus traffic, adding that the Town wants most of the traffic to exit the Corporate Park from the southern entrance, with no staging allowed on the Broome Corporate Parkway.

Mr. Dumian stated that stormwater prevention is an important aspect of this project, in light of the Town's history of flooding. Mr. Hart stated that there will be two access points to the site, with the existing parking lot and driveway to be resurfaced. He added that a new driveway from Carlin Road will be added. Mr. Hart stated that the canopy on the building is 14 feet off the driveway. He added that van deliveries will access Carlin Road.

Ms. Peg Swartz asked how many trucks will be entering and leaving and Mr. Hart replied 22 tractor trailers, with staggered arrival times overnight. Mr. Dumian added that the number of trucks are limited, with traffic being mostly delivery vans and employees. The new facility is expected to employ 125 employees in two shifts. While the trucks are in the parking lot, they could be running.

Ms. Catherine Minoia stated that there should be signage as trucks come across the bridge from Exit 1 from Route 81 to direct them to the south end of Corporate Park. Mr. Dumian replied that some of the delivery vans will exit the north end of Corporate Park and proceed down NYS Route 7 (Conklin Road).

Mr. Dan Smith of the Planning Board asked if the 125 jobs already exist and Mr. Hart stated that the facility will be creating new jobs. Ms. Swartz asked about lights around the facility and Mr. Hart replied that the lighting will be LED lights focused downward to make the facility dark sky compliant.

Mr. Hart addressed the issue of stormwater, stating that there will be additional pavement in a new parking lot and the entire site will be brought into compliance with current regulations. He stated that runoff water will be contained in five bio-retention areas which will flow to larger ponds and be discharged naturally into Carlin Creek. Town Engineer John Mastronardi stated that he has reviewed the SWPPP (StormWater Pollution Prevention Plan) and it shows reduced flow at a slower rate than is currently occurring. Mr. Hart added that the company will be adding landscaping and using the existing utilities. When asked about noise pollution, Mr. Hart replied that no study had been done regarding that issue.

Ms. Minoia asked if the building owner might rent the remainder of the building, and Mr. Dumian replied that this is possible but the potential business would have to come back to the Town Board and Planning Board. Ms. Swartz asked if there is a tax break for the Amazon facility and Mr. Dumian replied that there is no PILOT (Payment In Lieu Of Taxes) agreement or any other tax break, as Amazon is just leasing the building. He added that the building owner is also not receiving any kind of tax break, adding that the Town Board does not want any new PILOT agreements.

Mr. Paul Deeley of the Planning Board asked if any hazardous materials will be stored on site, and Mr. Hart replied there will be none. Mr. Dumian added that there will be no fuel storage on site. Mr. Deeley asked if a structural survey had been done and Mr. Hart replied that it has been

REGULAR TOWN BOARD MEETING
APRIL 13, 2021

done. Mr. Deeley asked about solar panels and Mr. Hart stated that this weight was not calculated into the building. Mr. Deeley asked about snow removal and Mr. Hart stated that there is room on the property for snow storage. The Broome County Planning Board is satisfied with the site plan review and the SWPPP. Mr. Hart stated that any small changes to the SEQR (State Environmental Quality Review) suggested by Broome County have been completed and approval has been obtained from the DEC (New York State Department of Environmental Conservation) to clear brush and trees from the land. He stated that there was concern that this might be a nesting area for long-eared bats, but the area was not a suitable environment for these bats.

Mr. Mastronardi discussed the County Form 239, which states that there is no significant community impact, adding that the project is compliant with the EDZ (Economic Development Zone). Truck traffic routes have been addressed, with consideration given to the Susquehanna Valley Schools, crosswalks, and nearby Conklin Presbyterian Church, satisfying DOT (New York State Department of Transportation) comments. Accessibility for emergency vehicles has been established. Mr. Mastronardi noted that there are DEC wetlands at the boundary of the property.

Mr. Deeley asked if there is an ADA (Americans with Disabilities Act) bus stop on the site and Mr. Hart replied that there is none on the property. Mr. Dumian stated that this issue is addressed by the presence of a bus stop in the Corporate Park itself. Mr. Hart stated that there is an ADA compliant trail on the employee side of the building that leads into the Broome County Walkway trail system.

Mr. Mastronardi asked about fire suppression and Mr. Hart stated that the building and the attached canopy both have sprinkler systems. Conklin Fire Chief Bill Gorman asked about the two hydrants on the property, asking if they will be relocated and who will maintain them. He suggested that the new company have the hydrants tested. Mr. Mastronardi noted that landscaping will be added and there will be an enclosure for the dumpster.

Mr. Mastronardi led the Board through the Long-Form EAF (Environmental Assessment Form) for the SEQR. Starting on Part 1, page 3, he clarified that the anticipated period of construction for the project will be 12 months. On page 4, he clarified that dry ponds will be constructed for the purpose of Storm Water control. On page 5, Mr. Mastronardi clarified that liquid waste to be generated will be sanitary waste water. On page 6, he stated that there will be air emissions from fleet vehicles and delivery vehicles for facility operation and heavy equipment during construction. On page 7, Mr. Mastronardi stated that the proposed action will include plans for pedestrians or bicycle accommodations for connections to existing pedestrian or bicycle routes. On page 11, he stated that the drainage status of the project site should reflect 0.5% of site soils moderately well drained and 99.5% poorly drained.

There being no further public comments or questions, Mr. Dumian declared the Public Hearing closed at 7:38 P.M.

.....

Town Attorney Cheryl Sacco stated that the Town is in compliance with requirements of the BCIDA (Broome County Industrial Development Agency).

Mr. Mastronardi continued with Part 2 of the EAF., noting that there will be no to a small impact on the land. There will be no impact on geological features, surface water, ground water, flooding, or air. There will be no or a small impact on plants and animals, but none on agricultural resources. There will be no impact on aesthetic resources, historic and archeological resources, open space and recreation, or critical environmental area. The proposed action will have no impact on transportation, energy, noise, odor, light, or human health. The proposed

REGULAR TOWN BOARD MEETING
APRIL 13, 2021

project in not inconsistent with either community plans or community character. The environmental analysis determines that the proposed project is an Unlisted Action under SEQR.

Mr. Deeley recapped the discussion for the Planning Board. Dawn Shafer of the Planning Board asked about repeaters, or indoor receptors, for fire radios within the building. Mr. Hart stated that he will talk to the owner about this issue. Fire Chief Gorman stated that the new radio system for Broome County should address this problem. Mr. Deeley stated that the Fire Department would also like Knox boxes installed for access in the event of an emergency.

The Planning Board unanimously passed a resolution, offered by Mr. Deeley and seconded by Mr. Smith, to approve a recommendation to the Town Board, which is Lead Agency, to approve the project and issue the Special Permit.

RESO 2021-50: APPROVE ISSUANCE/SPECIAL PERMIT/TRACK DRIVE, LLC

At a regular meeting of the Town Board of the Town of Conklin, held on the 13th day of April, 2021, the following resolution was offered and seconded:

WHEREAS, Track Drive, LLC, submitted applications for Site Plan Review and a Special Permit for the renovation and operation of a warehousing and distribution center in 65,595 sq. ft. of an existing 172,000 sq. ft. building located at 300 Broome Corporate Parkway (aka 136 Carlin Drive) in the Town of Conklin, Tax Map No. 194.12-1-51 (“the project”); and

WHEREAS, the project will include interior improvements to the 65,595 sf to allow for the new warehousing and distribution operation. There will also be external improvements to the building including the construction of a canopy on the west side of building over the proposed van loading area. Site improvements will include creating a parking lot on the north side of the building for 228 van parking spaces, improve the existing parking lot to the south for associate parking, new site lighting, landscaping and storm water improvements as required to mitigate the increased impervious pavement on site; and

WHEREAS, the Town Board scheduled a joint public hearing of the Town Board and the Planning Board for April 13, 2021, at 6:30 P.M. to consider said applications; and

WHEREAS, the applications were referred to the Planning Board and the Planning Board recommended approval of the same; and

WHEREAS, the Broome County Planning Department reviewed the applications pursuant to GML § 239-m and issued a report containing their recommendations and comments, which were addressed by the Town Board; and

WHEREAS, notice of said public hearing was duly advertised in the official newspaper of the Town and posted on the Town Clerk’s sign board; and

WHEREAS, said public hearing was duly held on the 13th day of April, 2021, at 6:30 P.M. and all parties in attendance were permitted an opportunity to speak on behalf of or in opposition to the applications, or any part thereof; and

WHEREAS, the Planning Board, after due deliberation, recommends approve of the applications set forth herein; and

REGULAR TOWN BOARD MEETING
APRIL 13, 2021

WHEREAS, the Town Board, after due deliberation, finds it in the best interest of the Town to approve the applications set forth herein.

NOW, THEREFORE, BE IT RESOLVED pursuant to the State Environmental Quality Review Act (SEQRA), the applicant submitted a Full Environmental Assessment Form for review. The Town Board has determined that the project is an Unlisted Action as defined under said regulations. The Town Board and Planning Board have considered the possible environmental impacts of the applications and determined they will not have a significant adverse impact on the environment. The Planning Board recommended a negative declaration under SEQRA and the Town Board adopted a negative declaration under SEQRA; and

BE IT FURTHER RESOLVED that the applications for Site Plan Review and a Special Permit are hereby approved; and

BE IT FURTHER RESOLVED that this resolution will take effect immediately.

Resolution Offered By: Mr. Francisco **Seconded By:** Mr. Finch

CERTIFICATION

I, Sherrie L. Jacobs, do hereby certify that I am the Clerk of the Town of Conklin and that the foregoing constitutes a true, correct and complete copy of a resolution duly adopted by the Town Board of the Town of Conklin at a meeting thereof held on the 13th day of April, 2021. Said resolution was adopted by the following roll call vote:

Supervisor Dumian	YES
Board Member Boyle	YES
Board Member Farley	YES
Board Member Finch	YES
Board Member Francisco	YES

Dated: April 13, 2021

Town of Conklin Seal

Sherrie L. Jacobs, Town Clerk
Town of Conklin

PUBLIC COMMENTS: None.

CORRESPONDENCE:

THANK YOU FROM PEGGY HAINES

Mr. Dumian read the following thank you note from Peggy Haines:

“Conklin Town Board

“The family of Peggy Haines plus Peggy want to thank you for the beautiful birthday gift. It has a special spot in her apartment. It was a very special day. Peggy Haines”

REGULAR TOWN BOARD MEETING
APRIL 13, 2021

The Town Board had given Ms. Haines a beautiful glass paperweight in honor of her 100th birthday.

MEDICAL WASTE RECYCLING PLANT

Mr. Dumian stated that he had a meeting with a representative from a medical waste recycling company that wants to install a facility in the former Ocean Steel building behind the Susquehanna Valley High School and the Richard T. Stank Middle School. The representative stated that medical waste is heated to 1400 degrees, with the gases from the heating held in a holding tank, adding that this is a “green company.” Mr. Dumian asked what kind of gases are being emitted into the air and the representative stated it would be “1/10 of 1 percent of what the EPA (Environmental Protection Agency) allows.” Mr. Dumian stated that this representative did not have much information to share, only that this is Korean technology and there are no facilities of this type in the United States. Most of the waste would come from the New York City area.

“Do we want this in Conklin?” Mr. Dumian asked the Board. His vote was “No.” Mr. Finch asked if this procedure is EPA approved and Mr. Dumian replied, “He says it is.” It was estimated this would involve 7,200 tons of waste per year. Mr. Finch, Mr. Boyle, Mr. Farley, and Mr. Francisco also all voted “No.”

NEW YORK STATE DOT/WORK ON BRIDGES

Mr. Dumian stated that he received a letter from the New York State DOT stating that the department will be working on bridges on Route 7 this summer. Mr. Boyle asked if a maintenance road would be built on any of these sites and Mr. Dumian stated that the DOT is not going to do this because they need a temporary right-of-way to do the work as it is.

REPORT: SUPERVISOR’S OFFICE

The Supervisor’s Report is on file in the office of the Town Clerk.

CABLE FRANCHISE AGREEMENT

Mr. Dumian stated that the Board will discuss this topic at the first Board meeting in May, adding that he is not yet ready to set the Public Hearing for the agreement.

DRAINAGE UPDATE

Mr. Boyle stated that he talked to the Broome County Highway Department and the County took care of the drainage issues on the Broome Corporate Parkway and on Terrace Drive. He stated that there are issues with the pipes under the railroad tracks and the County will look at this situation.

OLD BUSINESS:

HIGHWAY GARAGE FIRE

Mr. Dumian stated that the Town received numbers from the insurance company regarding the building and contents for the Highway Garage fire, adding that the company will pay cash value or up to the depreciation value. He stated that A. C. Spear and Action Plumbing are now under contract to repair the electrical and plumbing in the building. Mr. Dumian stated that the Town has received a portion of the check for repairs. He added that the Town may be able to put a pitched, rather than a flat, roof on the building as part of the repair work. Mr. Dumian stated that there are still some unknowns regarding the contents, and it is unknown whether the Town would

REGULAR TOWN BOARD MEETING
APRIL 13, 2021

be able to buy the contents back at a salvage rate. There has been no response from the insurance company regarding the damage vehicles, although it has been a month since estimates for repairs were submitted. Mr. Boyle asked about the possibility of installing commercial heaters and Mr. Dumian replied that this is a possibility but the first priority is the roof repair. Mr. Dumian also stated that fire suppression must be added to the repair list.

FACILITY RENTALS

After some discussion, it was decided to open the park pavilions for rentals, with renters signing a waiver holding the Town harmless in the event of illness. It was decided that the Maines Community Center will not be available for rentals currently, with the topic to be revisited at the end of May. Currently Meals on Wheels and Kiwanis are the only groups using the facility. Mr. Dumian stated that there will be no Memorial Day ceremony again this year. In the discussion regarding whether or not to open the Town Pool, it was decided that Mr. DeLamarter will contact other municipalities to see if they are opening their pools this year and he will also seek guidelines regarding pool capacity.

RESO 2021-51: APPROVE RENTAL OF PARK PAVILIONS WITH SIGNED WAIVER

Mr. Boyle moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin approves rental of the Park Pavilions with the condition that the renter signs a waiver holding the Town harmless in the event of illness contracted or other issues at or after an event.

Seconded by Mr. Farley.

VOTE: Finch – Yes, Boyle – Yes, Farley – Yes, Francisco – No, Dumian – Yes. Motion carried: 4 – Yes, 1 – No.

FLOOD POLICY CHANGES

Mr. Dumian reported that recent changes to the Town's flood insurance policies have saved an additional \$25,748, bringing total annual savings to \$35,593 with changes made to the policies.

NEW BUSINESS:

RESO 2021-52: AUTHORIZE PAYMENT/SOUTHERN TIER EAST REGIONAL PLANNING DEVELOPMENT BOARD

Mr. Farley moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin authorizes payment, account code A 8540-4-400, in the total amount of \$3,700.00 to the Southern Tier East Regional Planning Development Board for 2021 Coalition Fee of \$1,500.00 and the Asset Mapping Program for \$2,200.00.

Seconded by Mr. Francisco.

VOTE: Finch – Yes, Boyle – Yes, Farley – Yes, Francisco – Yes, Dumian – Yes. Motion passed unanimously.

RESO 2021-53: RATIFY PAYMENT/AMERICAN BANKERS INSURANCE/COMMUNITY CENTER FLOOD INSURANCE

Mr. Finch moved for the following resolution:

REGULAR TOWN BOARD MEETING
APRIL 13, 2021

Be It Resolved: that the Town Board of the Town of Conklin ratifies payment of check #18060, account code A 1910.4, in the amount of \$1,792.00 to American Bankers Insurance for payment for flood insurance for the Maines Community Center.

Seconded by Mr. Farley.

VOTE: Finch – Yes, Boyle – Yes, Farley – Yes, Francisco – Yes, Dumian – Yes. Motion passed unanimously.

RESO 2021-54: APPROVE PAYMENT/BILL LIST/4-8-2021/\$60,664.35

Mr. Francisco moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin approves payment of the following Bill List, dated April 8, 2021, in the total amount of \$60,664.35:

General	\$ 32,149.72
Highway	18,761.36
Water Districts	6,153.82
Non-Budgeted	<u>3,599.45</u>
Total	\$ 60,664.35

Seconded by Mr. Finch.

VOTE: Finch – Yes, Boyle – Yes, Farley – Yes, Francisco – Yes, Dumian – Yes. Motion passed unanimously.

PUBLIC COMMENTS: None.

WAIVER FOR PAVILION RENTALS

Ms. Sacco stated that she will draft the waiver for the Park Pavilion rentals and will send it to the Supervisor for approval and to the Town Clerk.

UPSTATE ASSOCIATION OF TOWNS

Mr. Boyle stated that Elizabeth Einstein is the new Secretary of the Upstate Association of Towns, adding that discussion at the recent meeting included municipal stimulus money, voting, and COVID-19 guidelines.

YOUTH SPORTS UPDATE

Mr. Farley stated that the Town baseball and softball programs are up and running. He stated that the Pitch, Hit, and Run competition will be postponed to a later date because the winner of the competition will now go to the World Series, held later in the year. Mr. Dumian stated that there will be no official Opening Day ceremony for Town Baseball and Softball this year, but there may be an end-of-season celebration.

There being no further business to come before the Board, Mr. Farley moved for adjournment, seconded by Mr. Boyle. The meeting adjourned at 9:16 P.M.

Respectfully submitted,

Sherrie L. Jacobs
Town Clerk

