

## **PLANNING BOARD**

**Town of Kirkwood  
70 Crescent Drive  
Kirkwood, NY 13795**

### **PUBLIC HEARING**

**February 8, 2016**

**SITE PLAN REVIEW FOR EXPANSION OF MADAME OAR'S TO INCLUDE EXISTING SPACE FROM LEATHERBOUND. REGARDING PROPERTY LOCATED AT 584 UPPER COURT STREET, BINGHAMTON AND LOCATED IN A BUSINESS-TWO (B-2) ENTERTAINMENT DISTRICT ON THE REQUEST OF STANLEY C. KUNZMAN FOR ROCKETWOOD, LLC, KNOWN AS TAX MAP # 161.08-1-14.**

Chairman Diffendorf read the notice of public hearing and commented we have the affidavits of posting by the Town Clerk, notice to property owners within 500 feet of the project, affidavit of publication in the Press & Sun Bulletin and Country Courier. We have the Broome County Planning Department 239-m recommendations. We have a short EAF on file. Broome County Planning Department has not identified any significant countywide or inter-community impacts associated with the proposed project; however we have the following comments. The project site is located partially within the preliminary FEMA special flood hazard area. The applicants should be informed of the risks of locating the project in the Special Flood Hazard Area. The application and site plan should note that the project is intended for the expansion of office space and not for another purpose that might generate more traffic and need for additional parking. The New York State Department of Transportation (NYSDOT) has no comments. The Binghamton Metropolitan Transportation Study (BMTS) has no comments. The Broome County Health Department (BCHD) has no comments.

Chairman Diffendorf opened the public hearing to public participation at 7:03 p.m.

Chairman Diffendorf stated he was not sure if the second comment from Broome County Planning Department was applicable: The application and site plan should note that the project is intended for the expansion of office space and not for another purpose that might generate more traffic and need for additional parking. Chairman Diffendorf said he did not see this anywhere on the application. Chairman Diffendorf asked the owner of Madame Oar's, Stanley Kunzman if this expansion is for office space or for expansion of Madame Oar's. Mr. Kunzman explained this expansion is a total of about 1000 square feet. The office and restroom currently in Madame Oar's will be relocated into this space. We will also use this space for storage. Chairman Diffendorf asked if the added floor space in Madame Oar's would mainly be used for entertainment. Mr. Kunzman said yes. Chairman Diffendorf stated we could disregard this comment from Broome County Planning Department.

Hearing no other comments Chairman Diffendorf closed the public hearing at 7:06 p.m.

Respectfully Submitted,

Lori A Garvey  
Secretary, Kirkwood Planning Board