

January 8, 2018 Meeting Minutes

Present: Jim Bukowski, Member
Kevin Balachick, Member
Gordie Woolbaugh, Member
Tom Tracy, Member
Marchie Diffendorf, Chairman

Brady Begeal, Attorney
Chad Moran, Code Enforcement Officer

Absent: None

Chairman Diffendorf called the meeting to order at 7:00 PM.

APPROVAL OF MINUTES:

Motion by Jim Bukowski and second by Gordie Woolbaugh to approve the minutes of the June 12, 2017 meeting as submitted. All voted in favor. Motion Carried.

E.A.F. DETERMINATION –PHOENIX CONSTRUCTION & RESTORATION

Chairman Diffendorf stated there are a few questions in Part 1 that need to answered.

On page 1: Question 3a – Total acreage should be 9 acres, 3b - total acreage physically disturbed should be 1/3 of an acre and 3c - total acreage should be 9 acres.

On page 2: Question 14 - Identify the typical habitat on project site, the suburban box should be checked.

On page 3: Question 19 - Has the site been the location of an active or closed solid waste management facility the box was checked no, it should be checked yes. There use to be a golf course on this property.

On page 3: Question 20 - Has the site been the subject of remediation for hazard waste the box was checked no, it should be checked yes. There use to be a golf course on this property.

Hearing no more questions, Chairman Diffendorf stated the board needed to review and answer the questions in Part 2 and Part 3 of the short E.A.F. filed. Chairman Diffendorf asked Brady Begeal if he would read the questions with the board:

Part 2-Impact Assessment: The board answered no, or small impact may occur to all eleven (11) questions.

Part 3-Determinantion of Significance: The board determined the proposed action will not result in any significant adverse environmental impacts. This is an unlisted action for SEQR.

Chairman Diffendorf will sign at the end of the meeting. Chairman Diffendorf asked the board if they had any further questions.

Hearing no more questions Chairman Diffendorf asked for a motion to accept the SEQR as submitted.

Motion by Tom Tracy and second by Gordie Woolbaugh to accept the SEQR Negative Declaration as submitted.

Roll Call Vote:	Jim Bukowski	Yes
	Kevin Balachick	Yes
	Gordie Woolbaugh	Yes
	Tom Tracy	Yes
	Marchie Diffendorf	Yes

Motion Carried.

SITE PLAN REVIEW – PHOENIX CONSTRUCTION & RESTORATION

Chairman Diffendorf stated to owner of Phoenix Construction & Restoration, Anthony Cuiola the board would first like to review the conditions from Broome County. The County is requesting no outdoor storage, no fueling onsite and no repairs onsite. Chairman Diffendorf said he thinks no repairs on site is unreasonable. Brady Begeal stated he thinks the County is just making sure if large or regular repairs are done onsite he would need a spill prevention plan. Mr. Cuiola stated the repairs onsite would only be small repairs and none would be done on vehicles. Windows and doors would be repaired in my warehouse. Chairman Diffendorf agreed small repairs are would be acceptable.

Chairman Diffendorf explained to Mr. Cuiola this project is located partially in the Special Flood Hazard Area, not where your building is but over in the back, that is where the wetlands are. Mr. Cuiola said yes, he is aware. Chairman Diffendorf said lets address existing and proposed uses. Brady Begeal asked what are your plans and what is the building being used for. Mr. Cuiola said he has a total of nine (9) to fifteen (15) employees and I have two (2) offices. One is a conference/showroom with materials for siding, roofing and

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books with pictures. The other is 16 x 34 foot warehouse storage building and out back is to repair windows, screens or store cabinets. No hazardous materials will be stored. The entire building is just warehouse storage, just about everyone in the building has storage.

Chairman Diffendorf stated the plan shows you have parking along the south side of the building, it looks like there is a driveway there. Mr. Caiola said yes there is a driveway there that is being repaving. I plan to put a couple parking spots down the south side come summer as long as it don't interfere with the driveway. Brady Begeal asked who owes that strip. Code enforcement office Chad Moran said he spoke with the property owner Luciano Piccirilli and he does not know who owns it. Brady Begeal asked is there another way to get in and out of the building. Chad Moran said it's a circle that loops around, and we did talk about putting the spots diagonally. Brady Begeal said his feeling is we should probably not allow people to park there. Kevin Balachick asked if ten (10) spots are required. Brady Begeal said yes, with one being handicapped. Marchie Diffendorf asked Mr. Caiola if the parking spots he had labeled on the plans could be moved around to avoid parking on the south side of the building. Mr. Caiola responded yes, there is plenty of room to find other spots for parking. Brady Begeal said well, we don't want to go that way if it's not necessary.

Chairman Diffendorf said Broome County would like landscaping. Mr. Caiola said I don't have much room. I have a picnic table. I could build a few flower boxes and put them in the front of the building. Chairman Diffendorf said yes that would be fine, as long as we have some type of landscaping. Mr. Caiola said not a problem.

Brady Begeal stated he didn't see a location on site plan for garbage or a dumpster. Mr. Caiola said I take all the garbage and dump it at my construction site. If I did bring my dump trailer onsite, it would be tarped and in a parking space. Brady Begeal said no garbage can be stored unless you speak with Chad Moran and have it added to the site plan. Mr. Caiola said ok.

Brady Begeal asked Chad Moran if there are any concerns with traffic in this area. Chad Moran said no, there has never been any concerns in this area. Brady Begeal asked Mr. Caiola if he has any big trucks that come in. Mr. Caiola responded no not on a daily basis, every now and then. Brady Begeal asked if tractor trailers can loop around. Chad Moran said yes. Brady Begeal said he would like to see set backs added to the site plan. Chad Moran responded in the spring the landlord is actually going to have a survey done and it will be put in the file at the Town.

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Kevin Balachick asked if Mr. Caiola would be doing any interior work. Mr. Caiola said the building is basically staying the way it was except putting in cubicles and minor work like painting and cosmetics. Chairman Diffendorf asked if there is an overhead door. Mr. Caiola said yes there is one, it's Roger's trucking. I don't have one. Brady Begeal asked what your hours of operation are. Mr. Caiola said 7:00am-4:30pm Monday thru Friday. Kevin Balachick held up a picture of a sign and asked if this is the sign that is going up. Mr. Caiola said yes, it is already in place. Jim Bukowski asked will you only be doing minor repairs. Mr. Caiola said yes, once in while maybe a custom bookcase. Chairman Diffendorf asked the board if anyone had any other questions.

Hearing no further questions, Chairman Diffendorf asked for a motion to accept or reject the site plan review with the below conditions.

Motion by Kevin Balachick and second by Gordie Woolbaugh to accept the site plan review with the following conditions:

- 1) Limit of three (3) days outdoor storage of construction material.
- 2) No fueling onsite.
- 3) No repairs of trucks onsite.
- 4) Need to landscape with flower boxes out front.
- 5) Submit final parking plan without the use of the right-of-way.

Roll Call Vote:	Jim Bukowski	Yes
	Kevin Balachick	Yes
	Gordie Woolbaugh	Yes
	Tom Tracy	Yes
	Marchie Diffendorf	Yes

Motion carried.

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OTHER BUSINESS

Brady Begeal announced he will be leaving as the Planning Board Attorney and introduced William Graves as the new Attorney for the Planning Board.

Chairman Diffendorf announced Warren Scofield will be stepping down from the Board. Chairman Diffendorf welcomed Tom Tracy as a Member. He also said the Town will be advertising for two new Ad Hoc members.

Hearing no further comments or questions, Chairman Diffendorf asked for a motion to adjourn.

Motion by Tom Tracy and second by Jim Bukowski to adjourn the meeting. The meeting was adjourned at 7:44pm.

Respectfully Submitted,

Lori A. Garvey

Secretary, Kirkwood Planning Board

cc: Planning Board Members
Gayle Diffendorf
John Finch Jr
Bill Diffendorf
Code Department
Dan Griffiths
Scott Snyder
Oliver Blaise III
William Graves