

Roll Call Vote:	Jim Bukowski	Yes
	Kevin Balachick	Yes
	Gordie Woolbaugh	Yes
	Dan Wasson	Yes
	Marchie Diffendorf	Yes

Motion Carried.

SITE PLAN REVIEW – BUCKINGHAM MANUFACTURING CO., INC.

Chairman Diffendorf asked the gentleman in the audience to come forward and introduce himself. Deforest Canfield, Vice President of Manufacturing Engineering and Product Development came forward to speak. Chairman Diffendorf stated he would address Broome County Health Department comments first. Chairman Diffendorf asked Mr. Canfield if he will have any chemical storage. Mr. Canfield said nothing big, maybe a few quarts or pints and it will be inside the building. Chairman Diffendorf asked if the building had any floor drains. Mr. Canfield said yes there are two in the back of the building. Chairman Diffendorf reminded Mr. Canfield that the floor drains must be connect to the public sewer, if not he will need to apply for a federal permit.

Chairman Diffendorf asked will you be improving the landscaping. Mr. Canfield stated we will be adding a gravel parking area for our employees and there are drainage ditches outback that are over grown, we will trim, clean up the brush and reseed. Chairman Diffendorf asked about landscaping or scrubs around the building. Mr. Canfield said we will maintain the shrubs that are already there and replace some of shrubs if needed.

Chairman Diffendorf asked if the building will be painted. Mr. Canfield said yes, it will be painted grey. And soon we will have a sign between the two windows. The proposed sign will be on the front of the building and be approximately 5' x 10'. Chairman Diffendorf asked will you be replacing or adding any windows. Mr. Canfield said no not at this time. Chairman Diffendorf asked will you have outdoor lighting. Mr. Canfield said I may have NYSEG come in and have them mount a light on the power pole to shine on the parking lot. But I am not planning on putting a bunch of poles in the lot. Chairman Diffendorf stated the outdoor lighting must be properly placed down and to the side so it doesn't shine on the neighbors houses.

Chairman Diffendorf stated when you add the future parking lot it will require a new exit. Mr. Canfield said yes, it is on the drawing I submitted. Chairman Diffendorf explained these will all be conditions if approved tonight. Kevin Balachick asked if the parking lot will be part of phase one (1). Mr. Canfield replied yes. Mr. Canfield explained in phase two (2) we would like to build a new structure for testing outback behind the building. Chairman Diffendorf explained you will have to come back to the Board or do it within a time frame. Chad Moran, Code Enforcement Officer said it would have to be completed within six (6) months. Mr. Canfield said it won't be done within six (6) months. Chairman Diffendorf said you can reapply and come back to the Board for phase two (2) when you're ready. Chad Moran explained that if you do any additions, you have to come back for site plan review. This would be treated as an addition. Mr. Canfield agreed.

Gordie Woolbaugh questioned if the proposed new parking area is an issue because it is close to the property line. Chad Moran said no it will be a gravel area so it won't have anything to do with the one acre of coverage

and we won't have to worry about SWPPP.

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 Jim Bukowski to accept the site plan review with the following conditions:

- 1) Landscaping will be improved.
- 2) Building will be painted.
- 3) Outdoor lighting will face down and not shine on neighbors.

Roll Call Vote:	Jim Bukowski	Yes
	Kevin Balachick	Yes
	Gordie Woolbaugh	Yes
	Dan Wasson	Yes
	Marchie Diffendorf	Yes

Motion carried.

Chairman Diffendorf welcomed Mr. Canfield to Kirkwood and said come back for phase two (2) when you're ready. Hearing no further comments or questions, Chairman Diffendorf asked for a motion to adjourn.

Motion by Gordie Woolbaugh and second by Dan Wasson to adjourn the meeting. The meeting was adjourned at 7:20 pm.

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