

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

**January 14, 2019
Meeting Minutes**

Present: Jim Bukowski, Member William Graves, Attorney
 Gordie Woolbaugh, Member Mike Maciak, Associate Member
 Dan Wasson, Member Chad Moran, Building & Code Inspector
 Marchie Diffendorf, Chairman

Absent: Kevin Balachick, Member

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

Chairman Diffendorf explained that we are revisiting the Precision Concrete Site Plan Review because of a couple of issues on the application that we weren't able to get answers to because the applicant was not here.

APPROVAL OF MINUTES:

Motion by Gordie Woolbaugh and seconded Mike Maciak to approve the minutes of the December 10, 2018 meeting as submitted. All voted in favor. Motion carried.

SITE PLAN REVIEW – PRECISION CONCRETE PUMPING, INC.:

The applicant, Mr. Harold Strong, was present.

Chairman Diffendorf explained that we did get an amended application. Last month Jed's Roadhouse was included in the application which confused the issue. That has been omitted. Also, there are old prints of the building and it shows the building we are going to be reviewing tonight.

Chairman Diffendorf stated on the print it says there is a proposed 16X60 enclosure between the two buildings and he assumes that has been there and Mr. Strong stated that is existing. Chairman Diffendorf stated it shows the parking spots.

Chairman Diffendorf asked if the correct address for the one we are looking at is 608 Court Street and the vacant warehouse is 610 and Mr. Strong stated that his understanding from Peter Behlog is they are 610.

Chairman Diffendorf stated he sees there are dumpsters labeled and he sees where they are located on the perimeter and asked Mr. Strong if there is any way to get screening for those so they are not visible from the road. Mr. Strong asked a privacy fence and Chairman Diffendorf stated yes. Mr. Strong asked if he wanted it all the way around it or just one side of it and Chairman Diffendorf stated it would have to be all the way around it or two sides of the dumpster could be up against the building and fencing around the other two sides, with a gate on it so the truck could come in and dump it. Mr. Strong agreed.

Chairman Diffendorf stated we would like to see some landscaping. On the one print it showed a concrete flower box. When Acquisto's was there they had a couple and asked if they were still there. Mr. Strong stated he is not familiar with any concrete flower boxes since they moved in. Chairman Diffendorf stated we would

like to see a couple put in. Mr. Strong agreed. Chad Moran commented there are three garage doors and they could be put between the doors.

Chairman Diffendorf explained there were comments from Broome County Planning Department which were read at last month's meeting. They are recommending that the site plan should include the following: washing facilities and plans for drainage and management of wash water and contaminants. Chairman Diffendorf asked if they wash vehicles in front of the building and Mr. Strong stated they rinse them off with soap and water. Chairman Diffendorf explained that the State is saying they don't want water or contaminants running down the road, Court Street, into their right-of-way. Chairman Diffendorf asked if he had a remedy for that and Mr. Strong stated not off the top of his head, he doesn't see what water is hurting. Chairman Diffendorf explained this is what the DOT is recommending and it is important to figure out a solution to that. Mr. Strong asked what do they want to see and Chairman Diffendorf explained they don't want wash water or contaminants running down the street. Chad Moran asked Mr. Strong to explain what they do on site with the trucks versus off site and Mr. Strong stated on the job site they pump concrete and we clean the trucks out on the job site. There is no concrete that comes back. When they come back to the shop they rinse the road grime off the trucks and they are put back in the garage. There is no concrete residue coming off the trucks. He sees the car wash down the road doing it and people washing vehicles all the time. He could see if there were contaminants coming back from the job site but that is not the case. Trucks are cleaned out on the job site. Mr. Strong asked if he could take it up with DOT and Chairman Diffendorf explained you have to resolve that here, which would be a condition of approval.

Attorney William Graves stated there is a note from DOT stating please direct the applicant to submit information to the Region detailing the proposed plans for drainage and management of wash water and contaminants. Mr. Strong asked if washing on the slope on the side of the building and it runs down into a drain is that considered ok. Chairman Diffendorf stated the drain would have to be connected to the sewer. Mr. Strong stated he assumes it is, it has been there long before us. Chairman Diffendorf asked if he was saying it doesn't go to the State right-of-way and Mr. Strong stated no it does not, it is a big 2X2 drain. Mr. Graves stated he sees a 4 inch storm drain and assuming that is the drain you are talking about, the Town code does ask for a storm drainage plan so the Planning Board can consider where surface water runoff is going to go. Something like that would be helpful here if there is a plan in place for where you are going to be washing and where the runoff is. If you can get that information it may alleviate the concerns the State has. The County brings up the same concern and it is also required by the Town code. Mr. Strong stated he would have to contact Mr. Behlog because he doesn't know where it goes. He assumes to the sewer. Chairman Diffendorf stated we would have to make that a condition before you get a Certificate of Occupancy. He knows you have been operating out of there for several months. Mr. Strong stated in our defense he thought that would have been on the landlord to let us know. Chairman Diffendorf stated we would make that a condition, to show Chad that the drainage is going to that drain. Jim Bukowski suggested that he might want to find out where the sanitary goes. What they are concerned with is soaps and detergents coming off your truck and going into the storm and going down into the river. They want that material collected to go into the sanitary. Mr. Strong asked what if we just rinse off the trucks without any soaps, is that fine. The main thing is to get the road grim off the trucks. Jim Bukowski stated you would have to check with DOT to see what exactly they need. Mr. Graves explained that the note from DOT says please direct the applicant to submit information. The DOT is telling you they need information, not just the Town. Chad Moran will get contact information to Mr. Strong.

Chairman Diffendorf stated the location of the vehicle repair work, they don't want any outside repair work. All repairs should be done inside the building. Mr. Strong agreed.

Chairman Diffendorf stated with landscaping, lighting and signage, he has agreed to a couple of planter boxes. There is lighting on the outside of the building. He asked if he was going to put up a sign and Mr. Strong stated there is a sign up, it is a 4X8 sign. Chairman Diffendorf stated also no on-site fueling, no outdoor vehicle repair, no outside storage of concrete trucks or on-site dumping of concrete or other material. Chairman Diffendorf asked if they fuel on site and Mr. Strong stated no. Chairman Diffendorf asked if they repair the vehicles outdoors and Mr. Strong stated no. Chairman Diffendorf asked if they would store the trucks outside overnight and Mr. Strong explained that occasionally a truck would be stored outside overnight if they had a big job, but typically everything is inside. Chairman Diffendorf asked if they dump any concrete or other materials and Mr. Strong stated no.

Mr. Graves asked if he had a sign permit and Mr. Strong stated yes. Mr. Graves stated he would need to submit plans for the sign including the dimensions, location and any elevation. Chad Moran stated he already had that.

Chairman Diffendorf asked if there are any floor drains in the building and Mr. Strong stated there is one floor drain. Chairman Diffendorf stated that has to be connected to the sanitary sewer and Mr. Strong stated it does.

Mr. Graves stated there are two descriptions of the project. One says using the garage to store concrete pump trucks and service them. Two trucks will be located there at this time. His question is how many to do plan to locate there in the future and Mr. Strong stated as they grow possibly five. Mr. Graves asked if they will all be stored inside and Mr. Strong stated correct. He went on to say as he mentioned if they have a big job there is one truck that will not fit in the building. It will have to be parked by the side of the building. That is not a permanent truck for this location. It is something that has to have permits to move, for big highway work. Mr. Graves explained the reason he read that description is back on the EAF another description of the action is renting garage to run our equipment rental operation in Binghamton. That seems a bit different from the store and service of the truck. He asked if this is a rental business or just storage and servicing and Mr. Strong stated storage and servicing. He explained they have two companies and one leases the building to our trucks and one is an actual operation for the trucks. We lease the building through Peter Behlog and then they lease it to Precision. We don't rent our trucks out. Mr. Graves suggested that the wording be changed in the EAF, if the applicant would agree to that.

Chairman Diffendorf stated that the one truck that doesn't fit into the bays, there is a loading ramp on the south side of the building, and since Broome County doesn't want any outside parking, could that be parked there and Mr. Strong stated yes, down that ramp. It will have to be there, it won't fit in the parking lot straight out. Mr. Strong also stated it hasn't been there since we started there. It is a big truck that costs a lot of money to move.

Mr. Graves stated the location of the parking has been updated and asked if he had the dimensions of the parking spaces and Chad Moran explained that the spaces are not delineated. It was the same one they used for Behlog when they had the produce because the garages needed to be opened to get the trucks in and out. The only two people that are there park over to the side but it can accommodate the 10' by 20' up to 22 spots. Chairman Diffendorf stated that when Acquisto had it they were using parking spaces next door. Mr. Strong stated they park off to the side. Mr. Graves explained that 9 1/2' wide by 19' long is the requirement for off street parking. Chairman Diffendorf asked the parking spaces that are delineated show parking in front of the overhead doors you are obviously not going to park vehicles there and Mr. Strong stated correct. Chairman Diffendorf asked where the workers will park their vehicles and Mr. Strong explained to the right of the dumpsters and in the winter time by the ramp that goes down in.

E.A.F. DETERMINATION – PRECISION CONCRETE PUMPING, INC.:

Chairman Diffendorf commented that as far as the applicant's part goes there were a couple of blanks that need to be filled. For #3 the total acreage is .35, #10 both answers should have been yes and #11 both answers should have been yes.

Chairman Diffendorf asked Mr. Graves to review with the Board Part 2 – Impact Assessment of the Short Environmental Assessment Form, which is included in the file. The Board answered No to all questions asked by Mr. Graves.

Motion by Gordie Woolbaugh and second by Jim Bukowski that the Planning Board, as lead agency in this Unlisted Action, declare a negative declaration for the purpose of SEQR, since based on the review of the short form EAF and the updated site plan, the proposed action will not result in any significant adverse environmental impact in the Town of Kirkwood.

Roll Call Vote:	Jim Bukowski	Yes
	Mike Maciak	Yes
	Gordie Woolbaugh	Yes
	Dan Wasson	Yes
	Chairman Diffendorf	Yes

Motion Carried.

Chairman Diffendorf commented that we have pretty much covered the Site Plan Review portion of this earlier when reviewing last month's meeting and asked are there any other questions.

Mr. Graves stated there are two conditions, the drainage plan regarding washing the trucks and submitting that information to the State and to Chad and all repairs will be done inside the building. Chad Moran added the screening and the flower boxes.

Motion by Dan Wasson and second by Jim Bukowski to approve the site plan review with the following conditions:

1. Drainage plan regarding washing the trucks to be submitted to NYS DOT and the Code Office.
2. All repairs will be done inside the building.
3. Screening for the dumpsters.
4. Flower boxes.

Roll Call Vote:	Jim Bukowski	Yes
	Mike Maciak	Yes
	Gordie Woolbaugh	Yes
	Dan Wasson	Yes
	Chairman Diffendorf	Yes

Motion carried.

Mr. Strong asked what kind of a timeframe does he have on the dumpsters and Chairman Diffendorf stated until spring.

Chairman Diffendorf explained that next month we are going to have three, J&J Auto on the corner of Loughlin Road and Court Street, storage sheds behind the bowling alley and Robbins Signs. Mr. Graves disclosed that his firm has done some work with Robbins Signs but they don't believe there is a conflict of interest. Chairman Diffendorf explained that he and Glenn Robbins, the company owner, are very good friends and is having Jim Bukowski chair that meeting.

Motion by Mike Maciak and second by Gordie Woolbaugh to adjourn the meeting. The meeting was adjourned at 7:36 pm.

Respectfully Submitted,

Mary Kay Sullivan
Acting 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