

# **PLANNING BOARD**

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

## **PUBLIC HEARING**

**June 8, 2020**

### **SITE PLAN REVIEW FOR THE CONSTRUCTION OF A 2,000 SQ FT STORAGE MALL WITH A 906 SQ FT ONE-STORY OFFICE BUILDING AND PARKING WITH ACCESS DRIVES REGARDING PROPERTY LOCATED AT 50 FRANCIS STREET IN THE TOWN OF KIRKWOOD, KNOWN AS TAX MAP NO. 162.15-2-4 AND LOCATED IN A BUSINESS ONE DISTRICT ON THE REQUEST OF LES SEIDEL**

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. There was a discussion as to whether there are any newer comments than 2018 from Broome County. The comments from 2018 included site plan review, area variance and use variance which was for 2 storage malls. Mr. Ellsworth, Keystone Associates was present and stated his understanding was they were supposed to show the maximum development that could happen. Les has no intention of building a second one but he wanted to show that it would fit on that site. At one point there was one that was going to go in place of the house but he doesn't have any immediate plans to take the house down. They are only interested in one storage mall but he didn't want to not show you full development of the site. If there is ever a time he wants to build a second one they would come back and present that. Mr. Heary stated that from the October 1, 2018 letter from Broome County discusses site plan review, area variance, and use variance for the entire property. Under the original plan they were going the variance route, instead they decided to get it rezoned to they didn't have to do the variance. His understanding is that Chad has been in contact with Broome County Planning and they don't have any additional comments from that 2018 239 review. Chairman Diffendorf stated we can move forward. Kevin Balachick asked if there have been any conversations with them since December 2019 and Chad Moran stated that was the last time. Kevin Balachick stated at that point it was for the rezoning and they would review the site plan when it becomes available. Mr. Heary stated the risk is that if we go forward and approve this and send it to the County the County is going to ask why didn't you send us the 239 to review, which would set this back even further. The safest route is going to be to postpone this tonight until next month and getting this to the County and getting comments back and having everything go through for July. Kevin Balachick asked if there could be condition on it pending their review? Chairman Diffendorf stated there shouldn't be many comments. This is pretty straight forward and it meets all the zoning. He said he would really like to move forward with this tonight. Mr. Heary stated we can do the condition that if Broome County comes back with anything then we would have to address it. Mr. Ellsworth stated that Les mentioned that it would be the eastern building he would like to get approval for, the one behind the office. Chairman Diffendorf stated he has looked at the plans and they look fine. They have the parking. Chairman Diffendorf asked if there is going to be any drainage change on this and Mr. Ellsworth explained when the office was put in he put a swale in on the eastern property line that caught some of the water that was coming directly across his property and then down directly to the neighbors and eventually to the Pasquale's deli. That is now being intercepted and goes

almost as far back as the building set right now, going half way through. It takes that water to the street and re-routes it down that way so it is easily taken care of. There is a large drainage swale from Alexander that ends and you can follow that down, it has cut quite a path, and runs down behind his property and that is where they are getting most of the flooding issues. It is off his property and he has cut some of it off already. Chairman Diffendorf stated the important thing is you don't create anymore drainage runoff. A Short EAF has been filed.

Chairman Diffendorf opened the public hearing to public participation at 7:24 p.m.

Hearing no comments Chairman Diffendorf closed the public hearing at 7:24 pm.

Respectfully Submitted,

Mary Kay Sullivan  
Secretary, Kirkwood Planning Board