

PLANNING BOARD

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

**August 27, 2024
Meeting Minutes**

Present: Adisen Harden, Member
Jason Maxian, Member
Mike Maciak, Member
Dan Wasson, Member
Gordie Woolbaugh, Chairperson
Gina Middleton, Attorney
Chad Moran, Building & Code Inspector
Dan Griffiths, Engineer

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

E.A.F. DETERMINATION – WELLERT CORPORATION ON BEHALF OF TA TRAVEL CENTERS:

Ms. Middleton noted for the record that an unlisted form was submitted, which is the Short EAF, however pursuant to the SEQR regulations this is technically a Type II Action as it is a construction or expansion of a primary or accessory structure or facility. With the installation of the tank, the tank will be considered a facility involving less than 4,000 SF and is considered a Type II Action. Since only .081 acres are being disturbed by this project, which puts it at approximately 3,500 SF making it a Type II Action.

Motion by Dan Wasson and seconded by Mike Maciak to declare the TA Travel Center biodiesel storage and blending addition proposed project and located at 753 Upper Court Street a Type II Action pursuant to 6NYCRR part 617 requiring no further SEQR review or action.

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| Roll Call Vote: | Adisen Harden | Yes |
| | Jason Maxian | Yes |
| | Mike Maciak | Yes |
| | Dan Wasson | Yes |
| | Chairman Woolbaugh | Yes |

Motion carried.

Chairman Woolbaugh noted that on the 239 submission form comments from John Mastronardi included the zoning district is a Business Two and not commercial and the under Character Surrounding Lands adjacent properties are commercial, cemetery, vacant and industrial

SITE PLAN REVIEW – WELLERT CORPORATION ON BEHALF OF TA TRAVEL CENTERS:

Robert Weller, Weller Corporation was present and explained the project. In various locations across the country TA Travel Centers have been adding blending systems to the facilities that can support it. They currently can haul in diesel fuel with up to 5% bio product. If they wish to mix higher than that they can do that on site now. There is an underground storage tank that can pump to the new blending system and vary the percentage of the bio in the diesel fuel. Drivers will have the opportunity to pump different blends. The tank would be buried underground with concrete anchors and straps to prevent infiltration and a soil cover then concrete or asphalt over top. It will be drivable and won't change the ability to get around the site.

Mr. Weller went on to explain adjacent to the existing storage tank they will construct an elevated floor. They know there is potential for flooding so they have elevated the skid building that will house the controls. There is a valving system that regulates the product. The shed that is on top of the platform is relatively small and is a

hard-plastic construction. It will be elevated, 5 feet high, 12 ½ feet long and 5 ½ feet wide. The controls will be mounted 4 feet above ground.

Motion by Adisen Harden and seconded by Mike Maciak to approve the site plan as submitted.

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|-----------------|--------------------|-----|
| Roll Call Vote: | Adisen Harden | Yes |
| | Jason Maxian | Yes |
| | Mike Maciak | Yes |
| | Dan Wasson | Yes |
| | Chairman Woolbaugh | Yes |

Motion carried.

APPROVAL OF MINUTES:

Motion by Dan Wasson and seconded by Jason Maxian to approved the minutes from the June 10, 2024, 2024 meeting as submitted. All voted in favor. Motion Carried.

SITE PLAN REVIEW – FIVE MILE POINT WAREHOUSE INVESTORS, LLC:

Ms. Middleton explained that the SEQR Review was completed by the Town Board during a rezoning process, which was determined and resolved.

Adam Meinstein, Manager of Five Mile Point Warehouse Investors, LLC and Keith Barney, Keystone Associates were present.

Mr. Meinstein explained that the former Five Mile Point Speedway was rezoned earlier this year, approved by the Town Board with various conditions and use restrictions. They are looking to build a high-quality designed project with state-of-the-art buildings. Building #1 is 174,000 SF, which has dropped in size from the previous design by about 17,400 SF and pushed further to the east. Building #2 is 273,900, which grew by 9900 SF with a net result of a drop of 7500 SF. Grossett Drive is the sole access for this project with the exception of emergency access as needed. The buildings will face the interstate, which allows more setbacks and buffering. They don't have a particular customer for the buildings.

Mr. Barney explained they made changes to the site plan on the recommendations from this board and the Town Board. There is a 130 ft. buffer along Frances Street, which will be used for stormwater practices but no buildings will be in that area. They are still in the process of finalizing things. They will build a cul-de-sac at the end of William Street.

There was a discussion regarding Irving Avenue and Robert Street. Robert Street comes off of Frances Street and when the street turns it turns into Irving Avenue.

Mr. Barney explained they will be tying into the water and sewer system at the intersection of Robert and Irving. They are working with NYSEG on extending the gas line and on their electric service. They have prepared their preliminary SWPPP which will address their stormwater. There were comments that came back and they will address them. They will do the infiltration testing. Nothing has changed on lighting, will still be dark sky, down facing and no foot candles at the property line. They comply with all code requirements.

Chairman Woolbaugh asked if they would make the area of Frances Street nice and the concrete blocks will be removed and Mr. Barney stated yes. Chairman Woolbaugh explained there is a list of concerns from our

engineer and Mr. Barney stated they would get those concerns addressed.

Chairman Woolbaugh explained since there are concerns that have to be address we wouldn't be able to approve the site plan tonight. Mr. Barney asked if they could do it contingent and Ms. Middleton commented we would prefer not to do it contingent with that many outstanding items but we could put you on for the next board meeting for potential approval. Ms. Middleton asked if they had a sit down with Broome County on the comments and Mr. Barney explained it was similar to what they said the first time around, no additional comments. There were concerns with DOT, but their traffic studies have been accepted by them. All the work that was going to be done on Frances Street has gone away because they changed the access point. There will be a south bound turn lane into Grossett Drive. Mr. Meinstein pointed out that the volume of traffic at that intersection was not the issue, there is existing truck traffic. It was the truck motions and DOT is taking the opportunity to improve those motions.

Mr. Barney explained they are taking the now northbound lane and will now be their southbound left turn lane into Grossett, which will require a tapper. There will also be shoulder improvements. At the intersection of Crescent and Frances a double pedestrian walkway will be added.

Chainman Woolbaugh asked if there was talk about a 4 way stop at one point and Mr. Barney explained that was when the access would be Frances Street.

Dan Wasson asked if signage could be put at the bottom of Grossett Drive indicating which way to Route 81 south and Mr. Barney explained they will have Route 81 south signs with a left arrow.

Dan Wasson asked if north of Grossett Drive on Route 11 will be one lane and Mr. Barney stated yes, it will be closed at the signal through to the intersection of Crescent Drive.

Dan Wasson asked about signs for the businesses and Mr. Barney showed the board on the drawings the sign and it will comply with code. Mr. Meinstein explained they picked up ½ acre of land at the intersection of Grossett and Route 11 and they will take advantage of that area for signage.

Chairman Woolbaugh commented the next meeting is scheduled for September 9th. Mr. Barney will have all outstanding information to Griffiths Engineering very soon.

Motion by Dan Wasson and seconded by Adisen Harden to adjourn the meeting. The meeting was adjourned at 7:35 pm.

Respectfully Submitted,

Mary Kay Sullivan
Secretary, Kirkwood Planning Board

cc: Planning Board Members
Kelley Diffendorf
John Finch, Jr.
Chad Moran

Bob McKertich
Gina Middleton
Katie Legg
Scott Snyder