

PLANNING BOARD

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

**January 14, 2026
Meeting Minutes**

Present: Adisen Harden, Member
Jason Maxian, Member
Mike Maciak, Member
Dan Wasson, Member
Gordie Woolbaugh, Chairperson

Bob McKertich, Attorney
David Paquale, Ad Hoc Member

Absent: Chad Moran, Building & Code Officer

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

E.A.F. – KELSEY FIORE – CRESCENT MOON MASSAGE THERAPY:

Motion by Adisen Harden and seconded by Jason Maxian to declare the project a Type II Action and no further SEQR review or action is required.

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

Motion Carried.

SITE PLAN REVIEW – KELSEY FIORE – CRESCENT MOON MASSAGE THERAPY:

Chairman Woolbaugh reviewed the comments from the Broome County Health Department regarding the facility will need a wastewater line to connect to the sewer main either via the main house sewer drain or a separate direct connection. Ms. Fiore is aware of that.

Chairman Woolbaugh explained that we have not received the Department of Transportation comments.

Chairman Woolbaugh asked if there would be any signage and Ms. Fiore stated no.

Dan Wasson asked if there is room for two cars to get in and out at the same time and Ms. Fiore stated yes, her car would be in between the house and the shed and everyone else would park behind. She also plans to put an addition onto the driveway so that people can back up and turn around and go out the driveway forward instead of backing out onto Crescent Drive.

Mike Maciak asked about the hours and Chairman Woolbaugh explained 9 am to 2 pm with 30 minutes between appointments.

Mike Maciak asked if there is heat in the shed and Ms. Fiore explained currently there is no heat but she plans to gut the entire structure, insulating it and putting in new heating, plumbing, and electrical. Everything will be new.

Dan Wasson asked if that was considered in the floodplain and Ms. Fiore explained that technically it is not. Because it was ground water and not above ground water it doesn't count. Dan Wasson commented it has taken on water before. Ms. Fiore explained that she was told that during the first flood the sewage come up through the kitchen sink and the during the second flood ground water came into the basement which had to be pumped out and cleaned up.

Motion by Mike Maciak and seconded by Dan Wasson to approve the site plan with the condition that there are no concerns from the NYS Department of Transportation on their 239 comments.

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

Motion Carried.

E.A.F. – T & M VENTURES BINGHAMTON, LLC – THE FREIGHT YARD MODEL TRAINS AND MORE:

Motion by Dan Wasson and seconded by Jason Maxian to declare the project a Type II Action and no further SEQR review or action is required.

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

Motion Carried.

SITE PLAN REVIEW – T & M VENTURERS BINGHAMTON, KKCD – THE FREIGHT YARD MODEL TRAINS AND MORE:

Chairman Woolbaugh reviewed the comments from Broome County regarding the property being in a floodplain. The project site and building are located partially within the Preliminary FEMA Special Flood Hazard Area. While not the regulatory floodplain, the Town should exercise caution in approving and the applicant should know the risks in placing the project within a flood prone area. Mr. Milligan explained that Barlow Road itself in front of their building is in the floodplain.

Chairman Woolbaugh pointed out that no other comments were received from Broome County.

Dan Wasson asked if there will be signage and Mr. Van Barriger explained he does plan on submitted an application for the sign. Mr. Milligan explained there is already a sign rack on the property and they will need to add an arrow that points up behind the building.

Chairman Woolbaugh reviewed the hours of operation for retain sales as Fridays 4:30 pm to 8 pm, Saturdays and Sundays 9:30 am to 5 pm with additional hours available for stocking and preparing for the upcoming weekend or visits by appointment.

Chairman Woolbaugh asked if the restroom will be shared with the dog business that is already there and Mr. Milligan stated no, they are not shared.

Chairman Woolbaugh asked if there is an active lease and Mr. Van Barriger stated yes.

Motion by Jason Maxian and seconded by Adisen Harden to approve the site plan as submitted.

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

Motion Carried.

Mr. Milligan commented that the dog training business is going very well.

APPROVAL OF MINUTES:

Minutes from the October 8, 2025 meeting were approved as submitted. All voted in favor.

Motion by Mike Maciak and seconded by Dan Wasson to adjourn the meeting. The meeting was adjourned at 8:21 pm.

Respectfully Submitted,

Mary Kay Sullivan
Secretary, Kirkwood Planning Board

cc: Planning Board Members
Kelley Diffendorf
Poe Williams
Chad Moran
Bob McKertich
Katie Legg
Rick Pedro