

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.

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 taper. 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

PLANNING BOARD

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

PUBLIC HEARING

August 27, 2024

SITE PLAN REVIEW TO CONSTRUCT TWO INDUSTRIAL BUILDINGS, 174,000 SF AND 273,900 SF ON SEPARATE TAX PARCELS AT PROPERTY LOCATED AT 110 WILLIAM STREET AND 925 NYS ROUTE 11 IN THE TOWN OF KIRKWOOD, KNOWN AS TAX MAP NO. 162.15-2-11. 162.15-2-12, AND 162.15-1-56 AND LOCATED IN A BUSINESS ONE, PLANNED UNIT DEVELOPMENT AND RESIDENCE MULTI DISTRICTS ON THE APPLICATION OF FIVE MILE POINT WAREHOUSE INVESTORS, LLC

Chairman Woolbaugh 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. We have the Broome County Planning Department 239-m recommendations.

Chairman Woolbaugh opened the public hearing to public participation at 7:13 p.m.

Hearing no comments Chairman Woolbaugh closed the public hearing at 7:13 pm.

Respectfully Submitted,

Mary Kay Sullivan
Secretary, Kirkwood Planning Board

PLANNING BOARD

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

PUBLIC HEARING

August 27, 2024

SITE PLAN REVIEW TO INSTALL A 20,000 GALLON BIODIESEL UNDERGROUND STORAGE TANK AND ABOVE GROUND BLENDING SKID AT THE EXISTING FACILITY AT PROPERTY LOCATED AT 753 UPPER COURT STREET IN THE TOWN OF KIRKWOOD, KNOWN AS TAX MAP NO. 162.05-2-34 AND LOCATED IN A BUSINESS TWO DISTRICT ON THE APPLICATION OF WELLERT CORPORATION ON BEHALF OF TA TRAVEL CENTERS

Chairman Woolbaugh 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. We have the Broome County Planning Department 239-m recommendations and a Short EAF has been filed.

Chairman Woolbaugh opened the public hearing to public participation at 7:02 p.m.

Hearing no comments Chairman Woolbaugh closed the public hearing at 7:03 pm.

Respectfully Submitted,

Mary Kay Sullivan
Secretary, Kirkwood Planning Board