

PLANNING BOARD

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

PUBLIC HEARING

**Special Meeting
September 26, 2016**

SITE PLAN REVIEW TO BUILD A 9,000 SQUARE FOOT, SINGLE STORY TRUCK SERVICE GARAGE. REGARDING PROPERTY LOCATED AT 5 PINE CAMP ROAD, BINGHAMTON AND LOCATED IN AN INDUSTRIAL DEVELOPMENT DISTRICT ON THE REQUEST OF NEALON TRANSPORTATION, INC., KNOWN AS TAX MAP # 162.01-1-18.

Co-Chairman Warren Scofield 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 including the Town of Conklin, affidavit of publication in the Press & Sun Bulletin and Country Courier. We have the Broome County Planning Department 239-m recommendations. We have a short EAF on file.

Broome County Planning Department has not identified any significant countywide or inter-community impacts associated with the proposed project; however we have the following comments. Applicant should be aware that the project site is located almost entirely within the FEMA Preliminary Special Flood Hazard area. The site plan should include the following: entire tax map boundary, all driveway entrances and exits, existing and proposed uses, storm drainage and grading, any outdoor storage, any shipping container stacking, any fueling facilities, oil waste storage, dumpster location and enclosure, exterior lighting and a landscaping plan. The project should include a spill prevention plan. Ensure the project complies with all applicable State and Federal regulations regarding hazardous materials storage and usage. The application should indicate the number of daily truck trips. Ensure that post-construction maintenance, inspection and monitoring for stormwater pollution is carried out for the project. Also ensure that the project complies with the Kirkwood Aquifer Protection District regulations and determine whether additional environmental documentation and special permitting are required, if applicable. The Broome County Health Department (BCHD) commented floor drains in the truck maintenance areas of the facility (if these are planned) should be connected to the public sewer. Floor drains connected to dry wells must have USEPA permits. Chemical storage should be inside the building to avoid the possibility of impacts to the environment from accidental spills. The Binghamton Metropolitan Transportation Study (BMTS) has no comments. The New York State Department of Transportation (NYSDOT) has no comments.

Co-Chairman Warren Scofield opened the public hearing to public participation at 7:05 p.m.

Hearing no comments Co-Chairman Warren Scofield closed the public hearing at 7:05 p.m.

Respectfully Submitted,

Lori A Garvey
Secretary, Kirkwood Planning Board