

PLANNING BOARD

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

PUBLIC HEARING

November 14, 2016

SITE PLAN REVIEW FOR EXPANSION OF MADAME OAR'S TO INCLUDE EXISTING SPACE NEXT DOOR, ELIMUNATE RESTROOM AND CONVERT KITCHENETTE TO ADD PRIVATE DANCING BOOTHS AND LOUNGE AREA. REGARDING PROPERTY LOCATED AT 584 UPPER COURT STREET, BINGHAMTON AND LOCATED IN A BUSINESS-TWO (B-2) ENTERTAINMENT DISTRICT ON THE REQUEST OF JOE KELLY FOR ROCKETWOOD, LLC, KNOWN AS TAX MAP # 161.08-1-14.

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. 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 recommend the Town Planning Board withhold taking action on the project until the applicant addresses the parking and signage encroachment in the State right-of-way and applies for a permit for the use of State-owned property. In addition, the project site is located partially within the preliminary FEMA special flood hazard area. The applicants should be informed of the risks of placing the project in the Special Flood Hazard Area. The New York State Department of Transportation (NYSDOT) commented the site plan shows that parking and signage for the development are encroaching on the State right-of-way along US Route 11. Please direct the applicant to address this issue as soon as possible. The applicant may apply for a permit for the use of the State owned property by contacting Elizabeth French of the Region 9 office of Right of Way. The Binghamton Metropolitan Transportation Study (BMTS) has no comments. The Broome County Health Department (BCHD) commented if a kitchenette is added as part of this project. Applicant must contact Mark Mancini for Health Department permitting requirements before construction begins.

Chairman Diffendorf opened the public hearing to public participation at 7:06 p.m.

Hearing no comments, Chairman Diffendorf closed the public hearing at 7:06 p.m.

Respectfully Submitted,

Lori A Garvey
Secretary, Kirkwood Planning Board