

PLANNING BOARD

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

PUBLIC HEARING

January 8, 2018

**SITE PLAN REVIEW FOR NEW OFFICE AND STORAGE SPACE FOR RESIDENTIAL/
LIGHT COMMERCIAL CONSTRUCTION COMPANY. REGARDING PROPERTY
LOCATED AT 890 NYS ROUTE 11, KIRKWOOD, NY AND LOCATED IN A
AGRICULTURAL/RURAL (AR-R) DISTRICT ON THE APPLICATION OF PHOENIX
CONSTRUCTION & RESTORATION/ANTHONY T. CAUIOLA, KNOWN AS TAX MAP #
162.03-1-2.**

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 have the following comments. The project tax map is located partially within the existing and preliminary FEMA Special Flood Hazard Area. The applicant should be informed of the risks of placing the project within this area. The site plan shows the parking spaces appear to encroach on the adjacent property. The Town Planning Board should ensure that the project does not encroach on the adjacent property. This project should include landscaping to be consistent with the recently adopted Town of Kirkwood Comprehensive Plan. Conditions of approval should include: no outdoor storage, no fueling onsite and no repairs onsite. The site plan should include: special flood hazard area, NWI wetlands, existing and proposed uses and setbacks. The New York State Department of Transportation (NYSDOT) had no comments. The Binghamton Metropolitan Transportation Study (BMTS) had no comments. The Broome County Health Department (BCHD) had no comments.

Chairman Diffendorf opened the public hearing to public participation at 7:05 p.m.

Hearing no comments, Chairman Diffendorf closed the public hearing at 7:05 p.m.
Respectfully Submitted,

Lori A Garvey
Secretary, Kirkwood Planning Board