

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

PUBLIC HEARING

November 13, 2018

SITE PLAN REVIEW FOR CONSTRUCTION OF A 20,198 ADDITION TO AN EXISTING BUILDING WITH ASSOCIATED FILL, RETAINING WALLS, STORM SYSTEM MODIFICATIONS AND PAVING. REGARDING PROPERTY LOCATED AT 147 INDUSTRIAL PARK DRIVE, KIRKWOOD, NY AND LOCATED IN AN INDUSTRIAL DEVELOPMENT (ID) DISTRICT ON THE APPLICATION OF TRACK DRIVE, LLC, KNOWN AS TAX MAP # 162.01-1-12.

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, they have the following comments: The Town Planning Board should ensure that the project includes appropriate drainage. A small portion of the project site is located within the Preliminary FEMA Special Flood Hazard Area. The applicant should be informed of the risks of placing the project within the Special Flood Hazard Area. The applicant should describe the proposed use of addition and relocated generator and indicate whether the project would include the storage, handling and disposal of chemicals, fuel or other hazardous materials. The Town Planning Board should ensure that the project complies with applicable laws for the storage, and disposal of chemicals, fuel and other hazardous materials. The project should include safe pedestrian connections between the parking lot and the building and on-site bicycle parking. The New York State Department of Transportation (NYSDOT) has no comments. The Binghamton Metropolitan Transportation Study (BMTS) has not identified any issues related to site access or traffic impacts. We suggest the pedestrian connections between the proposed parking and the building be provided, as well as on-site bicycle parking. We note that the site is served by BC Transit bus route 51 K Commuter, which would provide public transit access for employees. The Broome County Department of Public Works (DPW) had no comments. The Broome County Health Department (BCHD) commented if any chemical use is planned for the building it should be inside if at all possible to prevent accidental spills from contaminating local soils and groundwater. If outside chemical storage is unavoidable, secondary containment should be provided. Floor drains in the building, if these are planned, should be connected to the public sewer. Floor drains connected to dry wells are regulated by the USEPA and require permits and oversight from the USEPA Region 2 offices.

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