

PLANNING BOARD

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

PUBLIC HEARING

May 13, 2019

SITE PLAN REVIEW OF RETAIL SALES OF BOBCAT EQUIPMENT IN EXISTING BUILDING REGARDING PROPERTY LOCATED 596 UPPER COURT STREET IN THE TOWN OF KIRKWOOD, KNOWN AS TAX MAP NO. 161.08-1-15 AND LOCATED IN A BUSINESS TWO ENTERTAINMENT DISTRICT ON THE REQUEST OF J. STARK BARTRON, III, ON BEHALF OF BARTRON SUPPLY, INC.

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, which we will go over. Chairman Diffendorf read the following from the Broome County Planning Department: Per the enclosed comments from the New York State Department of Transportation the applicant will be required to close the site's easterly driveway to Route 11 and maintain a closed frontage with one full driveway to the site, access control, highway safety, and consistency with the Town of Kirkwood Comprehensive Plan recommendation for access management. The NYSDOT Region recommends that the guide rail along the property's frontage be removed for traffic safety. Nothing may be placed in the State right-of-way. Per the enclosed comments from the Binghamton Metropolitan Transportation Study consistent with the Town's Comprehensive Plan recommendations to improve the traffic safety and physical appearance of the area, the project should include concrete curbs along the street, a defined driveway and landscaped setbacks to manage access to the site from the street, instead of temporary barriers to manage access, and landscaping and screening adjacent to outside display and storage. The project should include landscaping around the building perimeter, along the street frontage, and in the sign planter. The conditions of approval should include no displays within the setback areas and no outdoor repair. The BMTS concerns are already stated in the previous comments. The DOT reiterates closing the easterly driveway, removing the guide rail, nothing should be in the right-of-way. Ron Brink at the Broome County Health Department commented that fuel and chemical storage at this business should be inside if at all possible to prevent accidental spills from causing issues with the aquifer. If inside storage isn't possible, secondary containment should be considered. If one or more floor drains are present in the area of the building where repairs are to take place, the applicant should make sure that the drains do not lead to the septic system or to a dry well. This is to prevent the need for obtaining a US EPA underground injection control permit. All of these will be reviewed in the Site Plan Review. We have a Short EAF on file.

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 pm.

Respectfully Submitted,

Mary Kay Sullivan
Acting Secretary, Kirkwood Planning Board