

PLANNING BOARD

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

PUBLIC HEARING

October 10, 2023

SITE PLAN REVIEW FOR THE INSTALLATION OF 4 ELECTRIC VEHICLE CHARGING STATIONS AT TRACY ROAD EQUIPMENT ON THE PROPERTY LOCATED AT 1515 NYS RTE 11 IN THE TOWN OF KIRKWOOD, KNOWN AS TAX MAP NO. 195.01-1-44 AND LOCATED IN AN AGRICULTURAL/RURAL RESIDENCE DISTRICT ON THE APPLICATION OF CHAD MUTTER OF LUCK GROVE CONSTRUCTION, LLC

Chairman Woolbaugh 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. We have the Broome County Planning Department 239-m recommendations and a Short EAF has been filed.

Chairman Woolbaugh opened the public hearing to public participation at 7:02 p.m.

Bill Diffendorf, 1541 US Route 11, asked what type of electric vehicles will be charging there and where will the charging station be at Tracy Road Equipment. Kevin Balachick explained according to the map two will be by the building and two will be by the road, along Route 11.

Bill Diffendorf asked what the zoning was there, is it agricultural and Chad Moran explained the zoning is agricultural but the use is commercial. It is a non-conforming use the way it is presented and it can still be used as commercial. Mr. Diffendorf asked why they didn't have to get a change in zoning and Chad stated it would be an accessory use, similar to what was done at Schneiders. Mr. Diffendorf asked if this is agricultural why are we expanding more commercial into agricultural areas. He has lived there all his life and has seen almost every house gone. If it is agricultural we shouldn't be using it for commercial because that is the only buffer they have, with three houses on Vernon Drive with very little buffer for commercial and that area there could be another buffer.

Chad Moran explained it is dual zoning. He did look up on the GIS map and confirmed that it is zoned B2, the entire strip and agricultural is in the back, other side of Route 81. Mr. Diffendorf asked if that was a proper use and Chad Moran stated yes. Mr. Diffendorf asked if charging stations were in the use laws and Chad Moran stated no, they would be an accessory use. Mr. Diffendorf commented as long as it is zoned properly he doesn't have a problem with it but he has a concern about the noise with tractor trailers coming in there, with back up alarms.

Mr. Diffendorf commented he would like to know what type of vehicles will be charging there, trucks or cars. Chairman Woolbaugh stated those questions would be asked at the site plan review.

Hearing no other comments Chairman Woolbaugh closed the public hearing at 7:11 pm.

Respectfully Submitted,

Mary Kay Sullivan
Secretary, Kirkwood Planning Board