

PLANNING BOARD

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

PUBLIC HEARING

November 13, 2023

SITE PLAN REVIEW TO USE THE EXISTING STRUCTURE FOR A NATURAL STONE FABRICATION BUSINESS ON THE PROPERTY LOCATED AT 2199 NYS RTE 11 IN THE TOWN OF KIRKWOOD, KNOWN AS TAX MAP NO. 228.02-1-21 AND LOCATED IN AN BUSINESS TWO AND RESIDENCE R DISTRICTS ON THE APPLICATION OF ROCKY FACE PROPERTIES, 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 7:01 p.m.

Sarah Campbell, Hinman, Howard & Kattell and Barbara & Bill Mirch, the applicants, were present.

Ms. Campbell explained they would use the existing structures, no new construction. The front building is a commercial building and the rear is a garage or storage area. They are under contract to purchase the property for a natural stone fabrication business. They will have two employees, no retail, the operation takes place entirely inside the building. They bring in slabs of stone that will be cut inside with saws. They will use a small amount of water for that purpose and that water has a filtration system, which is reused. There will be 3-5 trucks per week that will be bringing in and taking materials out. There will be minor palletized storage outside just waiting to be transported, nothing permanently will be stored outside. They will have a dumpster for scrap materials. They will occasionally use oxygen and propane torches for surface finishing but no special ventilation is required. The stone is not washed or sealed and no chemicals will be stored. The 239 comments from the county stated that they should only have one driveway, which the applicant is fine with. They will not be using this property until 2025 but would like their approvals now so they can go and purchase it. There will be no outside lights except what is already there.

Kevin Balachick asked if there would be a slurry mix used for the cutting and Mr. Mirch explained that the blades are cooled by the water so there will be a slurry, which will go into a tank and filtered out with the mud in one place and the clean water in another. Kevin Balachick asked if that would be outside the building and Mr. Mirch explained the above ground tank would be on the outside of the building.

Jim Bukowski asked if all the spare materials would go into the dumpster and Mr. Mirch stated yes, there would be small pieces. Jim Bukowski commented on the one down the road in PA and Mr. Mirch explained this is a different type of operation, all specialty products, not a mass-producing operation.

Kevin Balachick asked if both buildings would be used and Mr. Mirch explained they would be using

the front building and the back building, which has no heat, will be used for storage, along with the pole barn. The only thing outside will be the palletized standard product. It will be very well kept and neat.

Glen Robbins asked about the size of the product and Mr. Mirch explained the stone they fabricate will be from ½ inch up to 10 inches thick, with some slabs up to 5' X 10'. Mr. Robbins asked what is the finished product and Mr. Mirch explained some would be stair treads, wall cap, and mantels.

Hearing no other comments Chairman Woolbaugh closed the public hearing at 7:08 pm.

Respectfully Submitted,

Mary Kay Sullivan
Secretary, Kirkwood Planning Board