

**TOWN OF KIRKWOOD  
PUBLIC HEARING**

**November 24, 2009**

A public hearing regarding the adoption of a Local Law of the Town of Kirkwood for the year 2009 which would amend the Town of Kirkwood Zoning Local Law by rezoning Tax Map Parcel 211.05-1-32, property formerly known as Meadows Mobile Home Park on Main Street, was held on November 24, 2009 at 6:00 PM at the Joseph A. Griffin Town Hall with Supervisor Gordon Kniffen presiding.

Present: Supervisor Gordon Kniffen  
Councilman Robert Weingartner  
Councilman Lewis Grubham  
Councilwoman Linda Yonchuk  
Councilman William Diffendorf, Jr.

Also Present: Herbert A Kline, Town Attorney  
Gayle Diffendorf, Town Clerk  
Richard Jones, DPW Commissioner

Supervisor Kniffen verified that he had affidavits of posting and mailing, and of publication in the Press & Sun Bulletin and The Country Courier, that no negative impact comments were received from Broome County Planning, and a short EAF had been filed.

Supervisor Kniffen explained that this was formerly a trailer park and all the trailers have been removed since the flood of 2006. He said that the Planning Board recommended rezoning the upper portion towards Main Street to Residence (R) and to rezone the rest of the property to the river Agricultural/Rural Residence (A/R-R).

Mr. Blake of Main Street said that he would like to see the records corrected because it clearly states on page 1 that Beatrice Blake is the purported property owner of the next neighboring property. He said he has deeds that show that the property is jointly owned by both of them. He said that he would like everyone to receive a written correction. He also noted that the deeds registered in Broome County do not show fractional measurements, only precise footage amounts. He noted a concern that the legal description in the public notice contained the wording "more or less" when describing distances. He questioned who applied for the zoning adjustments. Supervisor Kniffen responded that it was initiated by the Town Board since they did not want to leave it zoned Planned Unit Development Mobile Home District. Supervisor Kniffen read the permitted uses allowed in the A/R-R district. In response to Mr. Blake it was noted that it would be legal to put a mobile home on stilts above the flood level on the property. Mr. Blake said that he feels the Board is was off base on their zoning proposal.

Joanne Blaisure of 227 Main Street said that she has a right of way on the drive way that runs into the former trailer park property from Main Street and she questioned what this change would mean to her. Mr. Kline said that it would remain exactly the same. He said if Broome County ever sells the property at a foreclosure sale, it will be subject to whatever Ms. Blaisure's rights are in the property. He suggested that she contact Broome County Real Property Tax Services in writing and remind them about this.

Mr. Blake said that he feels it is fine the way it is now and A/R-R would open it up for many different things. Supervisor Kniffen said that anyone could put a trailer on stilts with the current zoning. He added that the Board is trying to look out for the neighborhood.

Hearing no additional comments, Supervisor Kniffen ordered the hearing closed at 6:12 PM.

Respectfully submitted,

Gayle M. Diffendorf  
Town Clerk

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**March 4, 2008**