

## **PLANNING BOARD**

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

### **PUBLIC HEARING**

**November 14, 2016**

**SITE PLAN REVIEW FOR ADDITION OF 4928 SQUARE FOOT SINGLE STORY PRE-ENGINEERED METAL BUILDING FOR MATERIAL STORAGE AND SHIPPING OF PRODUCT. REGARDING PROPERTY LOCATED AT 1690 NY ROUTE 11, KIRKWOOD AND LOCATED IN A BUSINESS-TWO (B-2) ENTERTAINMENT DISTRICT ON THE REQUEST OF SAM A. LUPO FOR SPIEDIE 3 LLC, KNOWN AS TAX MAP # 195.17-1-30.**

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, we have the following comments. The project site is located partially within the preliminary FEMA special flood hazard area. The applicants should be informed of the risks of placing the project in the Special Flood Hazard Area. The site plan should also include the following: existing and proposed parking spaces, drainage system, exiting and proposed pavement, exterior lighting, signage and area of disturbance. The New York State Department of Transportation (NYSDOT) commented please instruct the applicant to determine whether the large rocks along the site's frontage are encroaching on the State right-of-way. The applicant will be required to remove any encroaching items. If and work is proposed within the State right-of-way, such as for the improvement of reconfiguration of the site's access or removal of encroaching items, the applicant will require an approved Highway Work Permit prior to the commencement of this work. The Binghamton Metropolitan Transportation Study (BMTS) has no comments. Broome County Department of Public Works (DPW) has no comments. The Broome County Health Department (BCHD) commented if the applicant plans to upgrade the existing septic system plans must be submitted to the BCHD by a licensed professional. Care of course should be taken not to damage the existing peptic system during construction.

Chairman Diffendorf opened the public hearing to public participation at 7:28 p.m.

Hearing no comments, Chairman Diffendorf closed the public hearing at 7:28 p.m.

Respectfully Submitted,

Lori A Garvey  
Secretary, Kirkwood Planning Board