

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

**PUBLIC HEARING**

**April 10, 2017**

**SITE PLAN REVIEW FOR INSTALLATION OF A COMMERCIAL KITCHEN IN EXISTING BUILDING FOR USE BY CATERING BUSINESS. ALSO TO INCLUDE A STORAGE AREA. REGARDING PROPERTY LOCATED AT 51 FAIRVIEW DRIVE, KIRKWOOD, NY AND LOCATED IN A RESIDENCE 1 (R-1) DISTRICT ON THE REQUEST OF 51 FAIRVIEW ASSOCIATES, LLC, KNOWN AS TAX MAP # 163.02-1-61.**

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 site plan should include the following: area of disturbance, ground cover materials and green space areas, parking lot ground cover materials and drainage, drainage plan, loading area, landscaping at the driveway entrance and in the parking lot and signage. The applicant should be required to clean up the property and repair and paint the building as a condition of approval. Also the Town Board should ensure that the project would not result in light and glare impacts to the surrounding residences. The New York State Department of Transportation (NYSDOT) has no comments. 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 we strongly recommend that a grease trap be placed in the sewer line leading out from the building to prevent future clogging. If there is an onsite water well that will be used, the Health Department has sampling and disinfection rules that must be followed.

Chairman Diffendorf opened the public hearing to public participation at 7:03 p.m.

A man came forward from 64 Fairview Drive and commented his concern was about bears attaching the dumpster. This has happened in the past and garage is dragged up and down the hill.

A man came forward from 14 Fairview Drive and commented his concern was the impact on the use of the sewer. Questioned whether the sewer was build for added usage and how much the new usage would affect the rates.

A woman came forward also from 14 Fairview Drive and commented her concern was the added traffic and speeds of the vehicles. Many vehicles drive too fast on this road. There are children in the neighborhood.

Hearing no more comments, Chairman Diffendorf closed the public hearing at 7:08 p.m.  
Respectfully Submitted,

Lori A Garvey  
Secretary, Kirkwood Planning Board