

OLD BUSINESS

Brewery – Brendan Harder – 197 NYS Route 369 – The Broome County Department of Planning and Economic Development responded to the 239 Review that Mr. Armstrong submitted for the brewery site plan at 197 NYS Route 369. Brendan Harder, the applicant, will need to address the issues that the County listed. The review allows for 30 days from the time of submission which is the end of this week; Town of Chenango has not yet provided any comments or response. Items that were discussed:

- Parking vs. Square Footage – In agricultural areas there is not really a definition for activities with parking requirements but because there will be some commercial activity on the premise, Mr. Armstrong suggested 24 parking spaces rather than 16 and Brendan agreed to the 24 parking spaces. Brendan mentioned that he is going to have a ramp for the handicapped parking spots.
- Flood Plain Development Permit – Brendan will be required to have this permit because the property is in a flood plain. The requirement for a finished floor is currently two feet above an established 100 year storm. Brendan's building shows two feet above so he is compliant.
- SWPPP – The County said "the site plan should include the specifications for the proposed pond and stormwater detention facility." Brendan questioned whether a SWPPP would need to be done because he felt they were considering the site a commercial site rather than an agricultural site. He said that he is essentially putting up an agricultural building and he has up to five acres. Brendan felt the DEC Erosion and Sediment Control Plan could be done in place of the SWPPP. Mr. Armstrong will call the County or Ag and Markets for clarification on this matter.

VOTE: Ayes 6 Armstrong, Aurelio, Eldred, Keough, Mullins, Standard
Nays 0
Absent 1 Randall

Binghamton Precast – West Service Road – Jay Abbey – At the August meeting, Mr. Armstrong said he would check with Matt to see if he had received an application from Jay Abbey for the Planning Board to review. The drawings that Jay provided to Matt do not show an additional effort in the lines of landscaping. Mr. Keough mentioned he seems to be trying to bar screen the load of material he has along the back edge of the property; Mr. Armstrong commented that they are taking waste from the Abbey property and moving it to the LaDue property. Mr. Armstrong and Matt plan on visiting the site this Thursday. Mr. Armstrong will talk to Mr. Holcomb or Mr. Hamlin about producing a letter to Jay indicating that he had shared with the Planning Board that he would make an effort to provide landscaping when the site plan was reviewed and to date there is no indication of landscaping.

OTHER

DEC Visit to Town – The Town received a visit from the DEC. Mr. Armstrong, Mr. Holcomb, Highway Superintendent Frank Root, Deputy Highway Superintendent Randy Ritter, and John Mastronardi from Griffiths Engineering were in attendance. Benjamin Girtain Plowe, the representative from DEC, shared issues regarding the old National Flood Insurance Program maps. The updates will soon be available and will be dated 2010 which is when the levels were established (as opposed to 1981 maps that are in place today). The applicants will be required to meet the new number when the insurance is changed. Each time when an applicant has a portion of his/her property that is in the flood plain, the Town is obligated to see that there is a Flood Plain Development Permit in place. Matt received a template for this permit from the DEC. The Planning Board will need to be more careful about paying attention to site plans that have property located in the flood plain. Mr. Armstrong has a copy of the 1981 maps; the new ones will be on-line at the Broome County GIS Portal. Mr. Armstrong discussed some of the other matters that were brought up at the meeting.

- If a home owner's home is damaged as the result of a flood event and it is greater than 50% of that value of the home, then the home owner is obligated to elevate the home to meet the current code.
- The question was asked: How much are you allowed to fill in a flood plain? Response: When your activity has the potential to raise the level of the river one foot.

Dee's RC/Building Renovation – 347 West Service Road – Daren Scherer – Two weeks ago, Mr. Armstrong and Matt paid a visit to Daren Scherer at 347 West Service Road. He is still in Phase One, which was approved by the Planning Board. This past week, Daren stopped by because he has opportunities for a small amount of fill to be brought in. Mr. Armstrong discussed the fill material and the 200 yard limit (about 20 trucks) and that if he was to exceed that amount, he would need to obtain a fill permit from the Town and discuss Phase Two with the Planning Board. Daren was very reasonable and trying hard to comply with the Town regulations.

At 7:52 pm, **Mr. Eldred adjourned the meeting.**

Melodie A. Bowersox, Town Clerk