



State of New York County of Broome Government Offices

Department of Planning and Economic Development

Jason T. Garnar, County Executive · Anthony F. Fiala, Jr., Commissioner

August 20, 2026

PB Chair Bill Farley
Town of Conklin
1271 Conklin Road
Conklin, NY 13748

RE: Review Pursuant to Sections 239-l and -m of the General Municipal Law

Dear Chair Farley:

The Broome County Department of Planning and Economic Development has received your request for review of the below captioned matter:

Applicant: Abdelaziz Abdelwhab & Mubarak Gasi
Project: Site Plan Review: Installation/construction of a shed to use as an office for processing car dealership paperwork at 850 Conklin Road
Municipality: Town of Conklin
Tax Map No: 162.03-1-5
BC Case: 239-2026-121

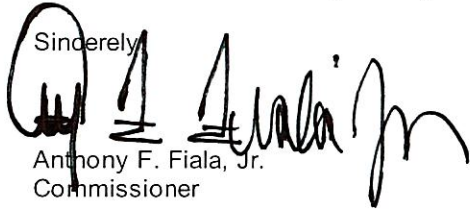
The Planning Department has reviewed the above-cited case and has not identified any significant countywide or inter-community impacts associated with the proposed project contingent compliance with the NYSDOT, DPW, and BCHD comments and with all other applicable requirements which, along with the comments below, should occur prior to the Planning Board taking action on the project.

- The project site is located partially within the Existing and entirely within the Preliminary FEMA Special Flood Hazard Areas. The Town should exercise caution in approving, and the applicant should be informed of the risks in placing the project within the Special Flood Hazard Areas and within this flood-prone area. The Town should consider the vehicles left in the open may become waterborne and a hazard during a flood, endangering adjacent properties and creating potential debris blockages.
- The Town should ensure the project complies with the DPW, BCHD, and Town flood, water, and pollutant related requirements and with the New York State Uniform Fire Prevention and Building Code which restricts the placement of hazardous materials in the floodplain.
- The Town should ensure the project does not encroach on the onsite NWI wetlands and, complies with the USACOE and Town wetland regulations.
- The site plan and SEQR EAF should address and show the following:
 - compliance with DPW, NYSDOT, and BCHD comments and with all other applicable requirements
 - area of disturbance and ground cover (See BCHD comments.)
 - floodplain, NWI wetlands, flood and shed elevations, grading, and drainage
 - required setbacks, zoning notes, and signage
 - adjacent residential
 - address the incomplete SEQR EAF responses

The case file was routed to the Binghamton Metropolitan Transportation Study (BMTS), New York State Department of Transportation (NYSDOT), Broome County Department of Public Works (DPW), and Broome County Health Department (BCHD) for review. Enclosed are comments from DPW, NYSDOT, and BCHD. BMTS had no comments.

Please submit a copy of your decision in this case within seven (7) days of taking action so it can be included in the case record. Thank you for your cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read "Anthony F. Fiala, Jr.", written over the word "Sincerely,".

Anthony F. Fiala, Jr.
Commissioner

AFF/lmz

cc: Mark D. Spinner | Special Counsel COUGHLIN & GERHART, LLP
Kelli J. Gallegos | Paralegal COUGHLIN & GERHART, LLP
BC File Copy

Zier, Lora M.

From: Zier, Lora M.
Sent: Friday, August 7, 2026 9:24 AM
To: Mark D. Spinner
Cc: KGallegos@cglawoffices.com
Subject: BCHD Comments FW: 239-2026-121 Conklin SP Car Dealership Office Shed 850 Conklin Road

Mark,
Please see the email below from Matthew Laine with BCHD comments for this project.

*Lora Zier
Senior Planner
Broome County Department of
Planning and Economic Development
Telephone: (607)778-2114
lora.zier@broomecountyny.gov*

From: Laine, Matthew J. <Matthew.Laine@broomecountyny.gov>
Sent: Friday, August 7, 2026 7:38 AM
To: Zier, Lora M. <Lora.Zier@broomecountyny.gov>
Subject: Re: 239-2026-121 Conklin SP Car Dealership Office Shed 850 Conklin Road

Lora,

A spill response plan and equipment should be readily available onsite for any spills, leaks or other discharges of hazardous materials/wastes. Plan to include notification to NYS Spill Hotline of any "Reportable Spill" as defined by NYS DEC. Vehicles should be parked on an impermeable surface to prevent contamination of soil and groundwater from gas, oil or other vehicular fluids.

-Matt

Matthew Laine
Groundwater Management Specialist
Broome County Health Department
Division of Environmental Health
225 Front St
Binghamton, NY 13905
Phone: (607) 778-2814
Fax: (607) 778-3912
Email: matthew.laine@broomecountyny.gov

From: Zier, Lora M. <Lora.Zier@broomecountyny.gov>
Sent: Thursday, August 6, 2026 4:47 PM
To: Tornari, Louisa D <Louisa.Tornari@broomecountyny.gov>; McCullen, Leigh A. <Leigh.McCullen@broomecountyny.gov>; Murphy, Sean W. (DOT) <sean.murphy@dot.ny.gov>; 'marie.giurastante@dot.ny.gov' <marie.giurastante@dot.ny.gov>; Haley, Martin F.

Zier, Lora M.

From: Zier, Lora M.
Sent: Thursday, August 20, 2026 9:29 AM
To: Mark D. Spinner
Cc: Kelli Gallegos (kgallegos@cglawoffices.com)
Subject: DPW comments FW: 239-2026-121 Conklin SP Car Dealership Office Shed 850 Conklin Road

Mark,
Please see the email below from Martin Haley with Broome County DPW comments for this project.

*Lora Zier
Senior Planner
Broome County Department of
Planning and Economic Development
Telephone: (607)778-2114
lora.zier@broomecountyny.gov*

From: Haley, Martin F. <Martin.Haley@broomecountyny.gov>
Sent: Wednesday, August 19, 2026 5:48 PM
To: Zier, Lora M. <Lora.Zier@broomecountyny.gov>
Cc: Brown, Roger V. <Roger.Brown@broomecountyny.gov>
Subject: RE: 239-2026-121 Conklin SP Car Dealership Office Shed 850 Conklin Road

Hi Lora,

- A County work permit is required for any types of grading and/or disturbance within the County right-of-way.
- While there are no apparent direct impacts to any adjacent Broome County Infrastructure, it is the opinion of the Broome County Department of Public Works that there should be no fill or placement of new structures in the Floodplain or Special Flood Hazard Area without creating equivalent compensatory storage within the adjacent floodplain.
- The applicant should be aware that the parcel is in the Municipal Separate Storm Sewer Systems Permit Area (MS4 Area) and as such, should adhere strictly to erosion and sedimentation control guidelines set forth by the New York State Department of Environmental Conservation (NYSDEC) and the provided project documents. These measures should remain in place and be maintained until work is complete and/or final stabilization of the disturbed soil achieved; whichever applies to the implemented measure. Pollutant discharges from construction activities should be minimized to the greatest extent possible. Illicit discharges are strictly forbidden per Broome County Local Law PERM 5 of 2020 and are defined in section 306-2.15 as any direct or indirect regulated non-stormwater discharge to the County-owned MS4. Discharges is defined in section 306-2.9 as any addition or introduction of any pollutant, stormwater, or any other regulated substance whatsoever into the municipal separate storm sewer system (MS4) or into waters of the United States.
- The applicant should be aware that the Fire Code, in the 2020 New York State Fire Code section 510, now requires radio coverage testing to be performed in newly constructed buildings. If the test results are not adequate, the building owner MUST add an Emergency Responder Communications Enhancement System (ERCES) that meets or exceeds the requirements of NFPA 1221. Occupancy permits cannot be issued

without first testing for adequate coverage within the building. Please contact Chuck Rogers for more information at (607)778-8214.

There are no other apparent impacts to Broome County infrastructure, therefore the Broome County Department of Public Works Engineering Division has no additional comments related to the proposed project located at Tax Map # 162.03-1-5.

Thank you,

Martin F. Haley, Engineer I

Broome County Department of Public Works – Engineering Division
60 Hawley Street, Binghamton NY, 13901
Office: (607)778-2463
Martin.Haley@BroomeCountyNY.gov

From: Zier, Lora M. <Lora.Zier@broomecountyny.gov>

Sent: Thursday, August 6, 2026 4:48 PM

To: Tornari, Louisa D <Louisa.Tornari@broomecountyny.gov>; McCullen, Leigh A.

<Leigh.McCullen@broomecountyny.gov>; Murphy, Sean W. (DOT) <sean.murphy@dot.ny.gov>;

'marie.giurastante@dot.ny.gov' <marie.giurastante@dot.ny.gov>; Haley, Martin F.

<Martin.Haley@broomecountyny.gov>; Brown, Roger V. <Roger.Brown@broomecountyny.gov>; Laine, Matthew J.

<Matthew.Laine@broomecountyny.gov>

Subject: 239-2026-121 Conklin SP Car Dealership Office Shed 850 Conklin Road

Louisa, Sean, Marie, Martin, and Matt,

Please see the emails below and the 7 attachments for this project. Kelli sent the Sketch file today August 6, 2026, and the 239, Application, Map, and Details files on July 27, 2026. I attached the routing form and the questions I sent the Town on July 28, 2026. We did not get a direct response to area of disturbance, but the responses below note the shed area and grass. I just spoke briefly to Martin about the area of disturbance.

Lora Zier

Senior Planner

Broome County Department of

Planning and Economic Development

Telephone: (607)778-2114

lora.zier@broomecountyny.gov

From: Kelli J. Gallegos <KGallegos@cglawoffices.com>

Sent: Thursday, August 6, 2026 2:35 PM

To: Zier, Lora M. <Lora.Zier@broomecountyny.gov>

Cc: Mark D. Spinner <MSpinner@cglawoffices.com>

Subject: FW: Update on office shed size Conklin Road

Lora – In response to the questions contained your email of 7/28/26, below are the applicant's responses and information in **bold**. There is also a sketch attached.

Kelli J. Gallegos | Paralegal

COUGHLIN & GERHART, LLP

99 Corporate Drive | Binghamton, NY 13904

Zier, Lora M.

From: Zier, Lora M.
Sent: Tuesday, August 18, 2026 9:51 AM
To: Mary Plonski
Cc: Mark D. Spinner; Kelli Gallegos (kgallegos@cglawoffices.com)
Subject: NYSDOT comments FW: 239-2026-121 Conklin SP Car Dealership Office Shed 850 Conklin Road
Attachments: 26-122 Car Dealership Office Shed - Broome RL.pdf

Mary,
Please see the email below and the attached NYSDOT comments from Sean Murphy for this project.

*Lora Zier
Senior Planner
Broome County Department of
Planning and Economic Development
Telephone: (607)778-2114
lora.zier@broomecountyny.gov*

From: Murphy, Sean W. (DOT) <Sean.Murphy@dot.ny.gov>
Sent: Tuesday, August 18, 2026 9:24 AM
To: Zier, Lora M. <Lora.Zier@broomecountyny.gov>; Tornari, Louisa D <Louisa.Tornari@broomecountyny.gov>; McCullen, Leigh A. <Leigh.McCullen@broomecountyny.gov>; Giurastante, Marie (DOT) <Marie.Giurastante@dot.ny.gov>; Haley, Martin F. <Martin.Haley@broomecountyny.gov>; Brown, Roger V. <Roger.Brown@broomecountyny.gov>; Laine, Matthew J. <Matthew.Laine@broomecountyny.gov>
Cc: Newby, Drew (DOT) <Drew.Newby@dot.ny.gov>; Taylor, Meghan E (DOT) <Meghan.Taylor@dot.ny.gov>; Bump, Christopher (DOT) <Christopher.Bump@dot.ny.gov>
Subject: RE: 239-2026-121 Conklin SP Car Dealership Office Shed 850 Conklin Road

Lora:

Please find the attached letter outlining the Regional Site Plan Committee's comments regarding this proposal.

Thanks,

Sean Murphy

Regional GIS Coordinator/Regional Site Plan Review Coordinator/Primavera Technical Administrator

New York State Department of Transportation

44 Hawley Street, Binghamton, NY 13901

+1 607-772-7335 | sean.murphy@dot.ny.gov

www.dot.ny.gov



**Department of
Transportation**

KATHY HOCHUL
Governor

MARIE THERESE DOMINGUEZ
Commissioner

ANDREW D. STILES, P.E.
Regional Director

August 18, 2026

Ms. Lora Zier, Senior Planner
Broome County Department of Planning and Economic Development
Edwin L. Crawford County Office Building
60 Hawley Street
P.O. Box 1766
Binghamton, New York 13901

Dear Ms. Zier:

**RE: SITE PLAN REVIEW – CAR DEALERSHIP OFFICE SHED
850 CONKLIN ROAD (NYS ROUTE 7),
TOWN OF CONKLIN, BROOME COUNTY
NYSDOT CASE #26-122**

NYSDOT has reviewed the materials for the above-referenced proposal. Please note the following comments:

- If any work is to be conducted within the State right-of-way, including for any work to upgrade the site's access to NYS Route 7, the applicant will require a Highway Work Permit from NYSDOT. Please advise the applicant to visit the NYSDOT Permitrack Highway Work Permit System website at permitrack.dot.ny.gov to apply for this permit, if necessary.
- Nothing may encroach on the State right-of-way, including signage, rocks, display vehicles, or other items.

If you have any questions, or need further assistance, please contact the NYSDOT Broome Residency at 607-775-0522.

Sincerely,
***Original signed by
Sean Murphy for***

Tony Signorelli, P.E.
Regional Traffic Engineer