

## Conklin Planning Board Meeting – March 23, 2026

**MEMBERS** Chairperson Chris Ostrowsky, Dan Smith, Sandra Beam, Chris Art Boyle

**PRESENT:**

**ABSENT:** Nick Pappas

**ALSO**

**PRESENT:** Mark Spinner, Attorney  
Bill Farley, Town Board Liaison  
Mary Plonski, Secretary

**VISITORS:** Elizabeth LeBarre, 77 Scofield Rd.  
Nicholas Layton, 77 Scofield Rd.  
Roy C. Eherts, 319 Woodside Ave.

**7:00 PM** Chairperson Ostrowsky called the meeting to order.

**Chairperson Ostrowsky** asked for a motion to approve the meeting minutes of December 15, 2025.

**Art Boyle** made a motion to approve the minutes of December 15, 2026.

**Dan Smith** second the motion. All approved, Motion passed.

### **Agenda Item #1 Recommendation to Town Board for the rezoning of 77 Scofield Rd. from One and Two Family Residence To Agricultural District. Tax Map# 194.03-1-30**

Attorney Spinner explained the procedure for a rezoning. The Town Board is the lead agency and makes the final decision. The Town Board asks the Planning Board to review and give a recommendation to the Town Board.

Elizabeth LaBarre stated she would like to have chickens on the property. She wants to preserve the land that has been there forever.

The parcel is located within a predominantly rural area. It is consistent with the existing land use.

Attorney Spinner explained that once the application goes to the Town Board, there will be a public Hearing Notice that will go out to all neighbors. Applicants were going to speak with the neighbors to let them know what they are asking to do.

Attorney Mark Spinner read into record the following documents:

1. Site Plan Review Application dated \_January 21, 2026\_\_\_\_\_.
2. Broome County 239 Comments dated \_\_February 25, 2026 \_\_\_\_.

**BC Case: 239-2026-023**

The Planning Board has reviewed the above-cited case and has not identified any Significant countywide or inter-community impacts associated with the proposed project. However, we have the following comments for the consideration of the Town Board:

- Consider the most intensive uses allowed in the A-R District and full Buildout of the project site.
- Ensure the proposed agricultural use(s) and any construction and/or Land disturbance meet the A-R District regulations and all other regulations.

The case was routed to the Broome County Health Department (BCHD) for review.

BCHD had no comments.

Elizabeth LaBarre asked the timeline to complete the discussion.

Attorney Spinner explained the process and felt it may be around June it should be complete.

Chairperson Ostrowsky moved that the Planning Board recommend approval of the proposed zoning map amendment for 77 Scofield rd. from R-15 to A-R, based on consistency with surrounding land uses and lack of identified adverse impacts, and that the Planning Board authorize the Chair to finalize and transmit the written recommendation, including responses to Broome County 239 comments, to the Town Board.

**Motion by:** Art Boyle

**Seconded by:** Dan Smith

**Vote:** Art Boyle            yes  
          Dan Smith         yes  
          Sandra Beam        yes

**Agenda Item #2    Royal Bins, Roy C. Eherts  
                          319 Woodside Ave.  
                          Tax Map# 162.03-1-35.1  
                          Sketch Plan Conference**

Attorney Spinner stated this was not a formal site plan review.

The application states he would like to install a 46' x 25' "cold storage" garage. There will be no outdoor storage. All dumpsters will be stored inside. He is the only person that will be working at the site. There will be 10-15 yard dumpsters stored inside the garage.

Attorney Spinner explained that this property is located in the Industrial/Transportation District. It does not allow outdoor storage. Mr. Eherts said he would only be storing the truck and dumpsters inside the building.

Mr. Spinner requested the following items before the Planning Board can make a site Plan review:

1. Letter from owner stating he is aware of your plans for the property and has no objections to this plan.
2. Proof of subdivision.
3. A better drawing of the setbacks and property lines.

Attorney Spinner explained that once it is a complete application we will send a 239 to Broome County. They have 30 days to review and send back comments.

There was a discussion on the property being surveyed. The address may be changed once the property is divided. We would need the new address and tax map number.

Mr. Eherts will work at getting the requested information.

**Art Boyle made a motion** to adjourn meeting.

**Dan Smith second.** All present board members approved. Meeting Closed 8:08 p.m.

**Next Planning Board Meeting is scheduled for Monday, April 20, 2026 at 7:00 PM.**

Respectfully Submitted,  
Mary Plonski