

## Conklin Planning Board Meeting – June 15, 2026

### MEMBERS

**PRESENT:** Chairperson Chris Ostrowsky, Dan Smith, Sandra Beam,

**ABSENT:** Nick Pappas, Art Boyle

### ALSO

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

**VISITORS:** James Farrelly, 878 Conklin Rd. Binghamton  
Beth Farrelly, 21 Beethoven St. Binghamton  
Alec Farrelly, 21 Beethoven St. Binghamton  
Christina Scholmiti, 21 Beethoven St. Binghamton

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

**Chairperson Ostrowsky** asked for a motion to approve the meeting minutes of March 23, 2026.

**Dan Smith** made a motion to approve the minutes of March 23, 2026.

**Sandi Beam** second the motion. All approved, Motion passed.

**Agenda Item #1 Two Rivers Social Club. LLC**  
**876 Conklin Rd. Binghamton**  
**Tax Map# 162.03-1-10**

Attorney Spinner asked that James Farrelly explain to the board what his plans were for the building.

Mr. Farrelly stated he had purchased the building and wanted to have a social club. It will be a member only club. There will be events like billiards, cornhole, darts, cards games. Members will be able to rent the building for events.

A fence was put up on the south side for smokers. All activities will be inside.

Attorney Mark Spinner explained that the board is looking at all indoor activities and if that were to change Mr. Farrelly would need to come before the board to revise the application. Any expansion would need to come before the board again.

Parking is consistent with the current zoning of the property. If there is a need for expansion to the parking, he would need to come before the board for approval.

The building and parking are ADA compliant.

The north side of the building will have a vinyl sign over an existing window that has been filled in.

Attorney Mark Spinner read into record the following documents:

1. Site Plan Review Application dated March 26, 2026.
2. Broome County 239 Comments dated May 26, 2026.

**BC Case: 239-2026-053**

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 contingent upon compliance with the NYSDOT. We also have the following comments for the site plan and SEQR EAF:

- The site plan and EQR EAF should address and show compliance with the NYSDOT comments.
- The project site is located entirely within Existing FEMA Special Flood Hazard Area and entirely within the Preliminary FEMA Special Flood Hazard Area. The Town should exercise caution in approving and the applicant should know the risks in placing the project within the Special Flood Hazard Area and within the flood-prone area.
- The AOO references to aircraft accessories, Cayuga, and 878 Conklin Road should be addressed.
- The site plan and SEQR EAF should address insurance; potential for outdoor AATV, paintball, shooting range, and other outdoor uses; and outdoor storage.
- The site plan should include the parking agreement, sign plan, ADA compliance to the extent necessary, and any dumpster/enclosure.

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. Below are comments from NYSDOT. The other depts had no comments.

**May 19, 2026      NYSDOT CASE #26-061**

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

- For any work 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.
- The parcel's southern driveway shall remain closed, with traffic to and from using the northern driveway. The applicant shall ensure that the barriers blocking this access are not encroaching on the State right-of-way.
- Nothing may encroach on the State right-of-way, including signage, parking or other items, and any currently encroaching items shall be removed by the applicant.

**SEQR EAF Part 1, 2 and 3** were reviewed and read into record.

**Chris Ostrowsky made a motion** that the Planning Board as lead agency in this Unlisted Action declare a negative declaration for the purpose of SEQR based on the review of the short EAF and updated site plan that the proposed actin will not result in any significant environmental impact to the Town of Conklin.

**Dan Smith second the motion.** All board members approved.

**A RESOLUTION CONCERNING THE APPLICATION OF  
TWO RIVERS SOCIAL CLUB, LLC FOR REVIEW OF A SITE PLAN  
FOR 878 CONKLIN ROAD (TAX MAP NO. 162.03-1-10)**

At a regular meeting of the Planning Board of the Town of Conklin, held at Conklin Town Hall, 1271 Conklin Road, Conklin, New York on the 15th day of June, 2026, the following resolution was offered and seconded:

**WHEREAS**, Two Rivers Social Club, LLC ("Applicant") applied for site plan review for property located at 878 Conklin Road, designated as Tax Map No. 162.03-1-10 and located within the General Commercial and Industrial Development Zoning Districts (the "Premises"), which site plan proposes the utilization of the existing building, located wholly in the General Commercial District as a private membership social club and event facility for activities including, but not limited to, board games, billiards, darts, golf simulators, card games, and similar recreational uses; and

**WHEREAS**, prior to final approval of the application, the Applicant shall submit a completed and signed revised 2026 Short Environmental Assessment Form, including the amended Part 1

and Disadvantaged Community Assessment, reflecting any corrections identified during the Planning Board's review; and

**WHEREAS**, pursuant to Part 617 of the implementing regulations of the State Environmental Quality Review Act, the Planning Board determined that the application constitutes an Unlisted Action. The Planning Board reviewed the revised 2026 Short Environmental Assessment Form, including the amended Part 1, the Disadvantaged Community Assessment, and Parts 2 and 3 of the EAF, considered the potential environmental impacts of the proposed action, determined that the project will not have a significant adverse impact on the environment, and adopted a Negative Declaration with respect thereto; and

**WHEREAS**, the Planning Board has reviewed the Applicant's site plan application, the referral materials, the applicable zoning regulations, the characteristics of the Premises, access, parking, traffic circulation, utilities, floodplain information, and the surrounding area, and finds that the proposed use is consistent with the objectives and standards of site plan review under Section 140-154 of the Town of Conklin Zoning Code, is compatible with surrounding commercial and industrial uses, will not result in significant adverse impacts to adjacent properties or community character, and is consistent with the permitted uses and requirements of the applicable zoning districts; and

**WHEREAS**, the Planning Board has considered the referral comments received from the Broome County Department of Planning and Economic Development pursuant to General Municipal Law § 239-m, if any;

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Board of the Town of Conklin hereby approves the site plan application of Two Rivers Social Club, LLC for operation of a private membership social club and event facility at 878 Conklin Road (Tax Map No. 162.03-1-10), as presented to the Planning Board, subject to the following conditions:

1. The approved use shall be limited to the private membership social club use and related activities represented to the Planning Board in the application materials and during project review.
2. Any material intensification or expansion of the use, including but not limited to regular banquet hall operations, wedding venues, large-scale public events, commercial entertainment events, or uses substantially different from those presented to the Planning Board, shall require further review and approval by the Planning Board as determined by the Code Enforcement Officer.
3. Prior to issuance of any Building Permit, Certificate of Occupancy, Certificate of Compliance, or commencement of operations, the Applicant shall submit a completed and signed revised 2026 Short Environmental Assessment Form, including the amended Part 1 and Disadvantaged Community Assessment, reflecting any corrections requested by the Planning Board.
4. Prior to issuance of any Building Permit, Certificate of Occupancy, Certificate of Compliance, or commencement of operations, the Applicant shall provide documentation satisfactory to the Code Enforcement Officer demonstrating legal access to all parking spaces relied upon to satisfy parking

requirements, including any required parking agreement, easement, lease, license, or other parking arrangement.

5. All ingress and egress to the site shall utilize the existing northern driveway access. The southern driveway access shall remain closed and shall not be utilized for vehicular ingress or egress unless otherwise approved by the New York State Department of Transportation and the Town of Conklin.
6. The Applicant shall comply with all requirements, permits, restrictions, comments, and approvals contained in the New York State Department of Transportation correspondence dated May 19, 2026, including any required Highway Work Permits, all requirements applicable to activities within the State right-of-way, and maintenance of the closure of the southern driveway access as required by NYSDOT.
7. Any proposed sign or signage shall be reviewed and approved by the Code Enforcement Officer and shall comply with all applicable provisions of the Town of Conklin Zoning Code prior to installation.
8. This approval does not authorize outdoor events, outdoor entertainment, outdoor amplified music, outdoor assemblies, tents, food truck events, festivals, or similar outdoor activities. Any such activity shall require compliance with all applicable Town permitting requirements, zoning requirements, noise regulations, fire safety requirements, and any other applicable local, county, state, or federal requirements.
9. The Applicant shall obtain and comply with all other applicable permits, approvals, licenses, inspections, and certificates required by any agency having jurisdiction over the project or operation.
10. Occupancy of the building shall not exceed the maximum occupancy established by the Code Enforcement Officer and applicable provisions of the Uniform Fire Prevention and Building Code.
11. The Applicant shall comply with all applicable floodplain management requirements, building code requirements, fire code requirements, and all other applicable federal, state, county, and local laws and regulations.
12. Failure to comply with any condition of approval shall constitute grounds for revocation of this approval and enforcement pursuant to applicable law.

**AND BE IT FURTHER RESOLVED**, that this resolution shall take effect immediately.

### **CERTIFICATION**

I, Chris Ostrowsky, do hereby certify that I am the acting Chairperson of the Town of Conklin Planning Board and that the foregoing constitutes a true, correct and complete copy of a resolution duly adopted by the Planning Board of the Town of Conklin at a meeting thereof held at the Conklin Town Hall on June 15, 2026. Said resolution was adopted by the following roll call vote:

Chris Ostrowsky voted:       Yes    
Sandy Beam voted:           Yes    
Art Boyle voted:

Dan Smith voted:              Yes  

Dated: June 15, 2026

**Chairman Chris Ostrowsky** asked for a motion to adjourn the meeting.

**Dan Smith made a motion** to adjourn meeting.

**Sandi Beam second.** All present board members approved. Meeting Closed 8:08 p.m.

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

Respectfully Submitted,  
Mary Plonski