

TOWN OF CONKLIN

PLANNING BOARD

SITE PLAN REVIEW APPLICATION

DATE: 3-2-26

SITE LOCATION 876 CONKLIN RD
BINGHAMTON, NY 13903

TAX MAP# _____ ZONING COMMERCIAL

APPLICANTS NAME: TWO RIVERS SOCIAL CLUB, LLC

ADDRESS: 876 CONKLIN RD
BINGHAMTON, NY 13903

PHONE: 607-206-4100

PROPERTY OWNERS NAME: _____

ADDRESS: 21 BEETHOVEN ST, BINGHAMTON, NY 13905

PHONE: 607-206-4100

FOR TOWN USE ONLY

DATE RECEIVED _____ FEE _____

239 REQUIRED YES _____ NO _____ DATE SENT _____

VARIANCE REQUIRED YES _____ NO _____ APPROVED _____

SITE PLAN REVIEW DATE: _____

FINAL APPROVAL DATE: _____

CONDITIONS/RESTRICTIONS: _____

§ 140-147. Relationship of this article to other laws and regulations.

This article in no way affects the provisions or requirements of any other federal, state or local law or regulations. Where this article is in conflict with any other such law or regulation, the more restrictive shall apply.

§ 140-148. Word usage.

Any term used in this article which is not defined hereinabove¹⁶ shall carry its customary meaning unless the context otherwise dictates.

§ 140-149. Procedures. [Amended 8-13-2003 by L.L. No. 2-2003]

Prior to undertaking any new land use activity except for a one-family or two-family dwelling and other uses specifically excepted in § 140-145 of this article, a site plan approval by the Planning Board is required. Applicants for site plan approval should follow the recommended procedures related to the sketch plan conference as hereinafter set forth. Applicants must comply with all other procedures and requirements of this article. No site plan shall be undertaken by the Planning Board without verification from the Town's Code Enforcement Officer that the property, as currently utilized, is in complete compliance with the Code of the Town of Conklin, unless such requirement is waived by a majority vote of the Planning Board members.

§ 140-150. Sketch plan.

A sketch plan conference shall be held between the Planning Board and the applicant prior to the preparation and submission of a formal site plan. The intent of such a conference is to enable the applicant to inform the Planning Board of his proposal prior to the preparation of a detailed site plan and for the Planning Board to review the basic site design concept, to advise the applicant as to potential problems and concerns and to generally determine the information to be required on the site plan. In order to accomplish these objectives, the applicant shall provide the following:

- A. A statement and rough sketch showing the locations and dimensions of principal and accessory structures, parking areas, access signs (with descriptions), existing and proposed vegetation and other planned features; anticipated changes in the existing topography and natural features to comply with flood hazard and flood insurance regulations; and such other information as may be recommended by the Code Enforcement Officer.
- B. An area map showing the parcel under consideration for site plan review and all properties, subdivisions, streets, right-of-way easements and other pertinent features within 1,000 feet of the boundaries of the parcel.
- C. An informational topographical map or contour sketch to show site topography.

16. Editor's Note: See § 140-4.

§ 140-151. Application requirements.

A. An application for site plan approval shall be made in writing to the Chairman of the Planning Board and filed with the Code Enforcement Officer and shall be accompanied by information contained on the following checklist and such other information as determined necessary by the Planning Board at the sketch plan conference.

B. Site plan checklist. Initial each line (N/A if not applicable)

- 17 (1) Title of drawing, including name and address of applicant and person responsible for preparation of such drawing.
- 17 (2) North arrow, scale and date.
- 17 (3) Boundaries of the property plotted to an acceptable scale, including listing of land uses within 1,000 feet of each boundary.
- 17 (4) Existing buildings.
- 17 (5) Grading drainage plan, pertinent soil characteristics and watercourses, or, if applicable, a stormwater pollution prevention plan consistent with the requirements of Articles I and II of the Town of Conklin Stormwater Management and Erosion and Sediment Control Local Law (Local Law No. 4 of 2007).¹⁷ The approved site plan shall be consistent with the requirements of Articles I and II of the Town of Conklin Stormwater Management and Erosion and Sediment Control Local Law (Local Law No. 4 of 2007). [Amended 6-26-2007 by L.L. No. 5-2007]
- 17 (6) Location, design, type of construction, proposed use and exterior dimensions of all buildings existing and proposed.
- 17 (7) Location, design and type of construction of all existing and proposed parking and truck loading areas, showing access and egress.
- 17 (8) Provision for pedestrian access.
- 17 (9) Location of outdoor storage, when permitted.
- 17 (10) Location, design and construction materials of all existing or proposed site improvements, including drains, culverts, retaining walls and fences.
- 17 (11) Description of the method of sewage disposal and location, including approval of the final design by the Town of Conklin Sewer Superintendent.
- 17 (12) Description of the method of securing water and location, including approval of final design by the Town of Conklin Water Superintendent.
- 17 (13) Location of fire and other emergency zones, including the location of fire hydrants.
- 17 (14) Location of all energy distribution facilities, including electrical, gas and solar energy.

17. Editor's Note: See Ch. 111, Stormwater Management and Erosion and Sediment Control.

- 17 (15) Location and size of all proposed signs.
- 17 (16) Location and proposed development of all buffer areas, including existing vegetative cover.
- 17 (17) Location of outdoor lighting facilities.
- 17 (18) Identification of the location and amount of building area for each proposed activity.
- 17 (19) General landscaping plan and planting schedule.
- 17 (20) An estimated project construction schedule.
- 17 (21) Record of application for and status of all necessary permits from other governmental bodies.
- 17 (22) Identification of any permits from other governmental bodies required for the project's execution.
- 17 (23) Other elements integral to the proposed development as may be considered necessary in the particular case by the Planning Board.

Signature J.B. Fandy

§ 140-152. Required fees. [Amended 11-9-1999 by L.L. No. 2-1999]

An application for site plan review shall be accompanied by a fee as provided by resolution of the Town Board. In the event that the site plan contains provisions for a new structure with a square footage of 7,500 feet or more, the fee shall be as provided by resolution of the Town Board.

§ 140-153. Reimbursable costs.

Costs incurred by the Planning Board for consultation fees or extraordinary expenses in connection with the review of a proposed site plan shall be charged to the applicant.

§ 140-154. Review standards.

The Planning Board's review of the site plan shall include, as appropriate, but is not limited to the following general considerations:

- A. Location, arrangement, size, design and general site compatibility of buildings, lighting and signs.
- B. Adequacy and arrangement of vehicular traffic access and circulation, including intersections, road widths, pavement surfaces, dividers and traffic controls.
- C. Location, arrangement, appearance and sufficiency of off-street parking and loading.