

**PLANNING BOARD
SPECIAL SEPTEMBER MEETING
MONDAY, SEPTEMBER 26, 2011
7:00 P.M. – TOWN HALL – 1529 NYS RTE 12
BINGHAMTON - NEW YORK - 13901**

PRESENT: Cynthia Paddick, Chair
Judy Snyder
Messer: Warren, Donnelly, Bernard

ALSO, PRESENT: Edwin C. Gent, P.E. – Town Engineer
Thomas Geisenhof – Assessor & Building/Code Inspector
Russell Hemedinger - Town Board Member
Michael O 'Day - Planning Board Alternate

The special meeting convened at 7:00 p.m., at which time Mrs. Paddick called the meeting to order and welcomed the audience.

NEW BUISNESS

- **TACTICAL RANGER** –Smith Hill Properties, LLC- Michael Boland – 1115 Upper Front St. – Tm#128.08-2-5- Application for site plan review for commercial re-occupancy.

Mr. Gent reviewed the applicant's request for commercial re-occupancy for Tactical Ranger. The former St. John Associates building is connected to municipal water, with sufficient parking. There are a few items that need to be addressed by the applicant:

1. What floor and the square footage are being occupied?
2. Will there be any partition changes that will require code review?
3. The existing building used ground water cooling, is this being maintained? If not the recharge well will require sealing per AWWA and DOH requirements.
4. Signage application will be required.
5. This is a Type II action under SEQR.

With the appropriate responses to these questions, approval is recommended.

Mr. Geisenhof from the Ordinance Office stated since there is no change in the building foot print, no change in parking or loading requirements. It appears to be a compatible with other uses with within the existing structure –The Ordinance Office would recommend approval, with a sign permit and a fire inspection being required.

Minutes of the Meeting

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The both applicant Michael Boland and tenant Craig Letts, for Tactical Ranger were present to answer questions from the Board.

Mrs. Paddick asked them to address the town engineers concerns.

Mr. Boland stated the tenant will be occupying the second floor utilizing three thousand square feet of the building. There will be no interior changes. The existing ground water cooling system is working fine and will remain unchanged. Sign permit application has been made for the replacement of the existing free standing sign. Sign permit is pending until computer generated images with the piers, can be forward to the Ordinance Office. The existing sign is approximately one hundred square feet, we are allowed five hundred. We are trying to clean up the sign appearance.

Mr. Gent stated they have to be careful, since the existing sign is over the town's recharge well.

Mr. Bernard asked will they be selling hand guns at their facility.

Mr. Letts stated liability is too high to sell guns. We are community orientated, offering local hunters with hunting gear, law enforcement, fire department and EMS with radios, holsters, and other equipment. The gear would change seasonally.

There being no further discussion a motion was made by Mr. Bernard , seconded by Mr. Warren to approve this site plan commercial re-occupancy.

Roll Call: Ayes - 5 Nays - 0

Mrs. Paddick stated they have copies of the BMTS traffic study , which the Town Board would like us to review and discuss at the October meeting and forward any questions or comments to the Town Board.

Respectfully submitted,

**Diane Aurelio
Ordinance Secretary**