

239 REVIEW SUBMISSION FORM

BROOME COUNTY PLANNING AND ECONOMIC DEVELOPMENT, PO Box 1766, Binghamton, NY 13902

This referral is made pursuant to the requirements of Section 239 l, m and n of General Municipal Law (GML). Broome County will provide comments within 30 days of the date of receiving a complete application. For info on Broome County's 239 procedures, see our [Guide](http://www.gobroomecounty.com/planning/forms) at www.gobroomecounty.com/planning/forms.

OFFICE USE
DATE REC:

Referring Agency: Town / Village / City of: Town of Union

☐ Legislative Board ☒ Planning Board ☐ Zoning Board of Appeals (check all that apply)

Meeting Date(s): LB: _____ PB: 04/12/22 ZBA: _____ Public Hearing? ☒ Y ☐ N Date: 04/12/22
You may note additional meeting details in the project description box if necessary.

TYPE OF ACTION (check all applicable):

- ☐ Site Plan Review ☐ Planned Development
☐ Area Variance ☐ Subdivision Review
☐ Use Variance ☒ Special Use Permit
☐ Rezoning ☐ Zoning Amendment
☐ Local Law or Zoning Adoption
☐ Comprehensive Plan Adoption/Amendment
☐ Other: _____

PROJECT IS LOCATED WITHIN 500 FEET OF THE FOLLOWING:

- ☐ Municipal Boundary*
☐ State/County Park or Recreation Area
☒ State/County Road
☐ State/County Drainageway/Watercourse
☐ Farm Located in an Agricultural District
☐ State/County-owned land with a public building/institution

HAS THIS PROJECT OR A PRIOR PHASE BEEN SUBMITTED

PREVIOUSLY: ☐ Y ☒ N 239 # (if known): Latest: 239-2021-005

PROJECT INFORMATION:

Project Name: Town of Union - American Rescue Plan Act Infrastructure Improvements

Project Sponsor/Applicant: Town of Union

Mailing Address: 3111 E. Main Street, Endwell, NY 13760

Project Address: 4101 Watson Boulevard

Tax Map Number(s): 142.07-1-9.1

Zoning District: Planned Unit Development

Brief Project Description:

The electrical components of this pump station require evaluation and upgrades as necessary. The elevated control panel and generator as well as the station sump pump are to be replaced. Gate tops shall be upgraded. Site repairs, including a paved access road and security fencing shall be added. Located in 100-year floodplain, and will be flood-proofed.

Supporting Documentation Included with this Referral:

- ☒ Municipal Application(s)
☒ Location Map
☒ Project Narrative
☐ Complete Site Plan (See Guide for details)
☐ Subdivision/PUD Plat
☒ Environmental Assessment Form/EIS
☐ Stormwater Plan (SWPPP, URRP, Site Plan)
☐ Special Studies (Traffic/Visual/Env/Other)
☐ Relevant Local Law or Zoning Text
☐ Other: _____

State Environmental Review (SEQR) Status:

☐ Type I ☐ Type II ☒ Unlisted

Determination of Significance:

☐ Positive Dec ☐ Negative Dec ☒ Not Yet Issued

*Adjacent Municipality:

Has notice been given pursuant to GML 239-nn, if project is located within 500 feet of an adjacent municipality?

☐ Yes ☐ No ☒ NA

Adjacent Muni Name: _____

Include all relevant documents for a complete submittal. Leave blank if NA.

Application Submitted By: Marina A. Lane

Signature

on

3/14/2022
Date

APPLICATION FOR SPECIAL PERMIT

Town of Union Department of Planning

3111 East Main Street, Endwell, New York 13760

Phone: 607-786-2926 ❖ Fax: 607-748-0041 ❖ E-Mail: m.lane@townofunion.com

Property Owner Information

OWNER NAME: Town of Union

OWNER ADDRESS: 3111 E. Main Street

OWNER CITY, ST., ZIP: Endwell, NY 13760

OWNER HOME PHONE #: _____

OWNER WORK PHONE #: 607-786-2995

OWNER FAX #: _____

OWNER E-MAIL: supervisor@townofunion.com

Contact Information (If Different Than Owner)

CONTACT NAME: Marina Lane

CONTACT ADDRESS: _____

CONTACT CITY, ST., ZIP: _____

CONTACT HOME PHONE #: _____

CONTACT WORK PHONE #: 607-786-2926

CONTACT FAX #: _____

CONTACT E-MAIL: m.lane@townofunion.com

SUBJECT PROPERTY ADDRESS: 4101 Watson Boulevard

SUBJECT PROPERTY TAX MAP #: _____ DISTRICT: 142 SECTION: 07 BLOCK: 1 LOT: 9.1

☒ FLOOD PLAIN DEVELOPMENT ☐ CELLULAR TOWER ☐ SPECIAL USE PERMIT ☐ OTHER

PURPOSE OF REQUEST

The electrical components of this pump station require evaluation and upgrades as necessary. The elevated control panel and generator as well as the station sump pump are to be replaced. Gate tops shall be upgraded. Site repairs, including a paved access road and security fencing shall be added. The project is in the 100-year floodplain and will be flood-proofed.

SPECIAL PERMIT SECTION OF ZONING ORDINANCE: 300-66 Special Use Permits / 121-10.4 Flood Fringe Provisions

PREVIOUS SPECIAL PERMIT APPLICATIONS/APPEALS: N.A.

The owner of the above referenced property requests the review and approval of a Special Permit by the Town of Union Planning Board.

DATE: _____

SIGNATURE OF APPLICANT: _____

\$100 AQUIFER, SPECIAL PERMIT, OR FLOODPLAIN APPLICATION FEE PAID DATE: _____

\$5,000 NEW CELL TOWER APPLICATION FEE PAID DATE: _____

\$75 NEW MICRO TOWER APPLICATION FEE PAID DATE: _____

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

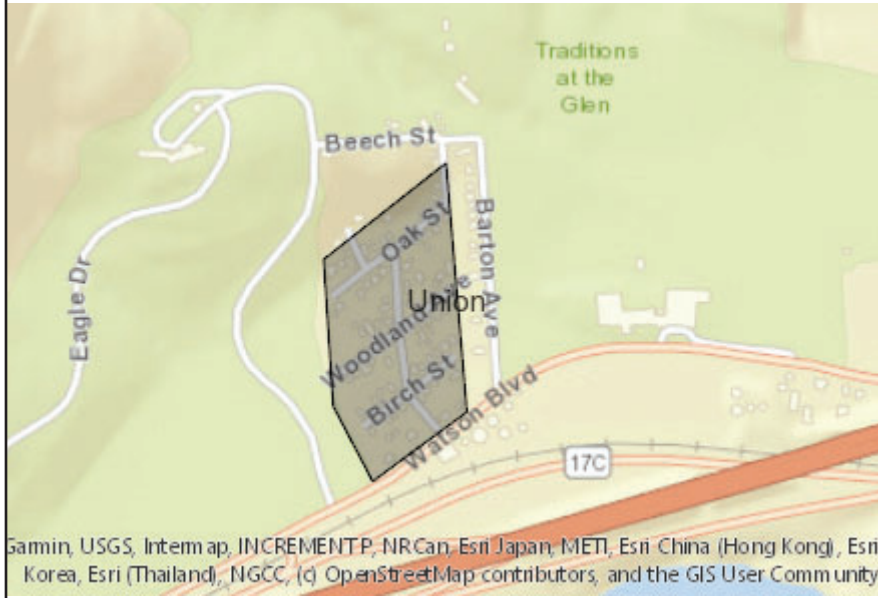
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Town of Union - American Rescue Plan Act Infrastructure Improvements			
Name of Action or Project: Fairmont Park Pump Station Upgrades and Installation of Emergency Backup Generator			
Project Location (describe, and attach a location map): 4101 Watson Blvd., Johnson City, NY 13790			
Brief Description of Proposed Action: The electrical components of this pump station require evaluation and upgrades as necessary. The elevated control panel and generator as well as the station sump pump are to be replaced. Gate tops shall be upgraded. Site repairs, including a paved access road and security fencing shall be added.			
Name of Applicant or Sponsor: Town of Union		Telephone: 607-786-2995 E-Mail: supervisor@townofunion.com	
Address: 3111 E. Main St.			
City/PO: Endwell		State: NY	Zip Code: 13760
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: United States Treasury, American Rescue Plan Act (ARPA)		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		132.42 acres	
b. Total acreage to be physically disturbed?		0.05 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.05 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Bald Eagle	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <div style="margin-left: 20px;"> a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? </div> If Yes, briefly describe: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	NO	YES
704038 - Endicott Area-Wide Investigation; 704044 - IBM Gun Club/Burn Pit. Neither remediation project affects this site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>Richard A. Materese</u> Date: _____</p> <p>Signature: _____ Title: <u>Town of Union Supervisor</u></p>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Bald Eagle
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	Yes

2.9 Fairmont Park Flood Pumping Station at Flood Levee

Based upon input from the Town, this pump station is a flood control pump station and takes a suction on inlet pipes and large concrete sump adjacent to a flood levee. This is an operational flood control pump station.

Identified Deficiencies:

- a. The electrical components of this pump station require evaluation and upgrades as necessary.
- b. The elevated control panel and generator as well as the station sump pump are to be replaced
- c. Gate tops shall be upgraded.
- d. Site repairs, including a paved access road and security fencing shall be added.

2.9.1 Scope of Services

Electrical Engineering: The following tasks will be scoped in support of the Electrical work:

- Remove circuitry, disconnect switches, control panels, meter and controls for (2) flood water pumps, (1) sump pump.
- A new 300 kW, 480 volt, 3-phase natural gas generator with weatherproof enclosure, Level 1 sound attenuation (due to adjoining residential area), enclosed circuit breaker, automatic transfer switch (ATS), heaters, battery charger and convenience GFCI receptacle.
- Reworking existing 400 Amp, 480 volt, 3-phase service with new main service disconnect switch, new power panel with breakers sized for new flood water pumps, sump pump and convenience GFCI receptacle.
- Power distribution to pumps and level sensor controls to operate pumps.
- Wiring electrical service and generator through ATS for normal and stand-by service power.
- All electrical devices will be weatherproof and intended for outdoor use and enclosures will be NEMA 3R type including ATS.
- All electrical starters, disconnect switches, meter, power panel, control panels, convenience GFCI receptacles, ATS and generator will be installed on an elevated platform.
- Add a SCADA system including a remote terminal unit (RTU), antenna, 900MHz radio with modem cellular auto-dialer. SCADA system will monitor remote pump control, pump #1 on/off indicator, pump #2 on/off indicator, wet well level, wet well high level alarm, phase failure/loss of utility alarm, pump #1 and #2 cycle times, motor fail alarm pumps #1 and #2, flow meter, rain gauge, generator on-line alarm, generator on/off indicator, generator low battery level/charging, and all programmable indicators. SCADA will also monitor remote control the sump pump and programmable indicators similar to Pumps #1 and #2.

Civil Engineering: Site civil engineering will include the following:

- Evaluate and replace the station sump pump and associated discharge piping.
- Design various site repairs, including adding a paved access road and a chain link security fence around the site perimeter.

Structural Engineering:

- Design for an elevated steel platform for access to pump station controls and emergency generator. The elevated platform will be approximately 8-feet above the ground surface in close proximity to the existing wood platform which currently exists in this area.

Site Survey: the following additional survey parameters are proposed:

- Provide topographic survey and design mapping approximately 100' south from the southerly-most pit, east to the woodline and west to the levee top of bank.



PROPERTY DETAIL SUMMARY

Parcel # **142.07-1-9.1**

4101 WATSON BLVD, 13790

VIEW:

[GIS Map](#) | [Tax Map](#) | [Real Property \(IMO\)](#) | [Deed](#) | [Streetview](#) | [Bird's Eye](#)

Ownership Information

Property Owner(s): HOMESTEAD VILLAGE DEV GRP

Mailing Address: 4101 Watson Blvd | Johnson City, NY 13790

Deed Book & Page: D2165-15

Site Information

Land Area: 132.42 Acres

Property Use: Commercial

Class Code: 418

Water: Public | Sewer: Public

Utilities: Gas & Electric

[Broadband Availability](#)

Highway Access: Under 0.25 miles

Adjacent to Rail? Yes

[Location Map & Directions](#)

Building Information

Year Built: 1960 | Historic? No

Square Feet: 800 | Stories: 1

Condition: NA | Grade: NA

[Detailed Inventory and Improvement](#)

Assessment Information

Assessed Value: Full Value:

Land: \$11,595

Land: \$288,433

Total: \$70,080

Total: \$1,743,284

Exemptions: None

School District: Maine-Endwell

Special Districts: FP461 LB462 PK461 SL461
SW461 SW463 UV461

Property is Taxable

[Municipal Taxes](#) [School Taxes](#)

Last Sale: None Found

Planning Information

Municipality: Town of Union

Zoning: Planned Unit Development

More than one zone, see map

239 Review? Yes, within 500 feet of
State/County Road

Most Recent Review: 239-2021-005

17 Prior Reviews

Census Tract #: 130 [Demographics](#)

In Historic District? No

NYS Historic Tax Credit Eligible? No

In Opportunity Zone ? No | In HUB Zone? No

In Ag District? No

Fire Coverage: Endwell Fire

Election District: Union 39 | [Officials](#)

Existing FEMA Information

FEMA SFHA: Partially Within, AE

Panel #: 3600560025B | Date: 09/30/1988

[Official FEMA Map](#)

Preliminary FEMA Information

FEMA SFHA: Partially Within, AE

Panel #: 36007C0351F | Date: 02/05/2010

[Preliminary FEMA Map](#)

Natural Features

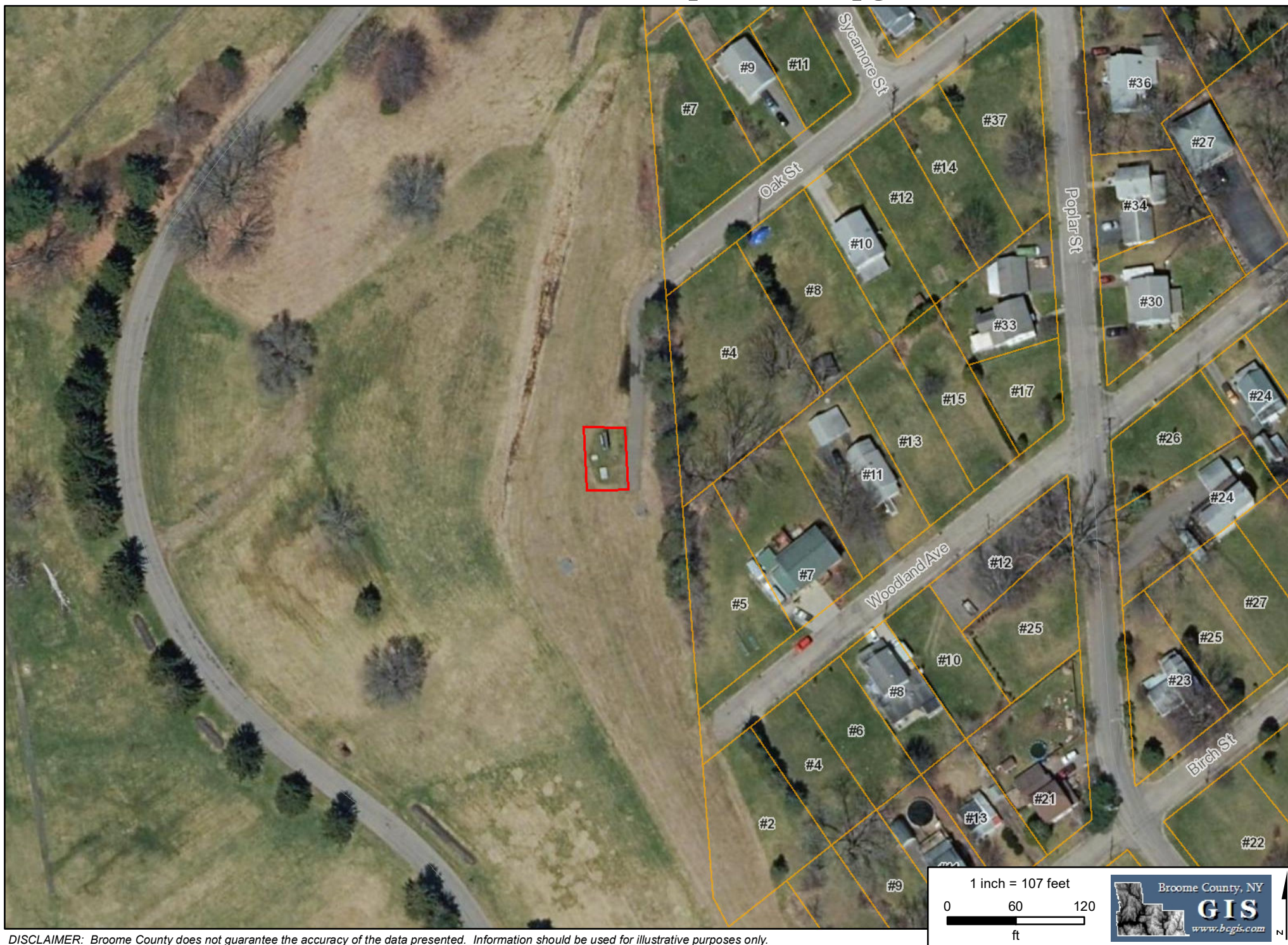
DEC Wetlands? No | NWI Wetlands? Yes

Watershed: Patterson Creek

Aquifer: Primary | Steep Slopes? Yes

DISCLAIMER: The information provided is prepared from a variety of sources including recorded deeds, plats, tax maps, surveys, and other public records and data. Users of this data are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Broome County assumes no legal responsibility for the information contained herein. Document created on November 17, 2021 by Broome County GIS and Mapping Services.

4101 Watson Blvd - Pump Station Upgrades



DISCLAIMER: Broome County does not guarantee the accuracy of the data presented. Information should be used for illustrative purposes only.