

# 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.qobroomecounty.com/planning/forms) at [www.qobroomecounty.com/planning/forms](http://www.qobroomecounty.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

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**HAS THIS PROJECT OR A PRIOR PHASE BEEN SUBMITTED PREVIOUSLY:**  Y  N 239 # (if known): \_\_\_\_\_

**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: 4320 Watson Boulevard

Tax Map Number(s): 142.02-1-10

Zoning District: Neighborhood Commercial

**Brief Project Description:**

This pump chamber is currently beyond its useful life and needs to be replaced. It is desired that a new station in this location will utilize submersible pumps in a wet well which does not require a confined space entry for maintenance or monitoring.

The project will provide a new submersible pump station and new generator with station controls mounted above the base flood elevation outside the chamber. The pumping rate and storage provided by the existing lift station have not changed. Following construction, the existing pump station will be decommissioned and demolished.

**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/Envi/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:  on 3/14/2022  
Signature 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: 4320 Watson Boulevard

SUBJECT PROPERTY TAX MAP #: \_\_\_\_\_ DISTRICT: 142 SECTION: 02 BLOCK: 1 LOT: 10

FLOOD PLAIN DEVELOPMENT  CELLULAR TOWER  SPECIAL USE PERMIT  OTHER

## PURPOSE OF REQUEST

This pump chamber is currently beyond its useful life and needs to be replaced. It is located in the 100-year floodplain. It is desired that a new station in this location will utilize submersible pumps in a wet well which does not require a confined space entry for maintenance or monitoring. The backup generator will be raised above base flood elevation.

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: \_\_\_\_\_

## 2.12 Watson Blvd. Sanitary Sewer Pump Station

Based on plans that were provided to Delta, the ~~Pearl Street~~ <sup>Watson Blvd.</sup> lift station is a sanitary pump chamber, with a wet well adjacent to an underground pump chamber. The pump chamber is an underground chamber accessed through an approximate 17-foot ladder in a vertical tunnel approximately 3' in diameter. The pump chamber is a dry chamber with two pumps, valves, a control panel and a 6" discharge pipe. Also within the pump chamber are lights, a ventilation fan, a sump pump, and other miscellaneous habitability features. The pumps draw sanitary waste from a 4' diameter X 16' deep wet-well which is immediately adjacent to the pump chamber.

### Identified deficiencies:

- a. The Town of Union has stated that this pump chamber is currently beyond its useful life and needs to be replaced. It is desired that a new station in this location will utilize submersible pumps in a wet well which does not require a confined space entry for maintenance or monitoring.
- b. Union has requested that Delta provide a new submersible pump station and new generator with station controls mounted above the base flood elevation outside the chamber.
- c. The pumping rate and storage provided by the existing lift station have not changed.
- d. Following construction, the existing pump station will be decommissioned and Demolished.

### 2.12.1 Scope of Services

Electrical Engineering: The following electrical design tasks are proposed:

- Remove elevated metal platform including pump control panel with breakers, disconnect switches, meter and generator receptacle.
- Remove electrical circuitry to sewage pumps.
- A new 30 kW, 240 volt, 3-phase natural gas generator with weatherproof enclosure, automatic transfer switch (ATS), heaters, battery charger, control panel and convenience GFCI receptacle.
- A new main service disconnect switch, power panel with breakers sized for new pumps, pump control panel and GFCI receptacle.
- New power distribution to new pumps and float level controls to operate pumps fed from power panel and pump controller.
- Generator with heater and battery charger, ATS, main service disconnect switch, pump control panel, meter, GFCI receptacle and power panel will be mounted on weatherproof stainless steel strut support on elevated platform.
- All electrical devices will be weatherproof and intended for outdoor use and enclosures will be NEMA 3R type.

- 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.

Civil Engineering: The civil engineering design component will include:

- General sitework, drainage and landscaping/tree removal
- The existing deep pump station will be decommissioned and then abandoned in place.
- The size and depth of the existing wet well will be evaluated. It would be preferred to clean and coat the interior of the existing pump station with an epoxy-based coating, however a new wet well chamber may be warranted based on pump run times, volume of the chamber and other factors.
- Design a new duplex pump system and electronic level controls
- Expand and re-pave the existing access driveway and vehicle turn around to accommodate larger maintenance vehicles.

Structural Engineering: The structural design includes:

- Design for a new elevated steel platform, approximately 5' to 6' above the ground surface which will support new pump control panels and a new backup generator set.

Site Survey : the following additional surveying tasks are proposed:

- Topographic survey and design mapping to the limits of Town-Owned property
- Develop an easement, if required, for access to the pump station site.

### 3.0 TIME SCHEDULE

Each project site herein will require approximately four (4) weeks to design. This includes three (3) weeks to complete the design phase and one (1) week to complete specifications and contract documents for each pump station. Assuming that multiple pump station designs can be completed concurrently, and overall time required to complete bid documents can be shortened. It is estimated that each pump station project will be under construction for approximately five (5) weeks (depending upon material availability). If the services covered by this proposal have not been completed within this time, through no fault of Delta, a time extension to complete our services may be requested.

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

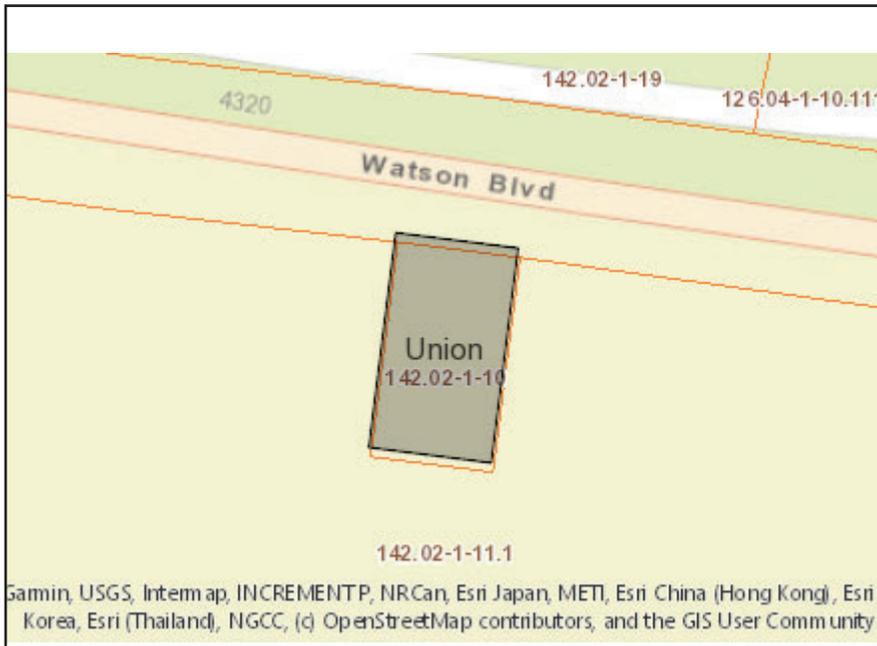
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

<b>Part 1 – Project and Sponsor Information</b>			
Town of Union - American Rescue Plan Act Infrastructure Improvements			
Name of Action or Project: Watson Blvd. Sanitary Pump Station Upgrades and Installation of Emergency Backup Generator			
Project Location (describe, and attach a location map): 4320 Watson Blvd., Johnson City, NY 13790			
Brief Description of Proposed Action:  This pump chamber is currently beyond its useful life and needs to be replaced. It is desired that a new station in this location will utilize submersible pumps in a wet well which does not require a confined space entry for maintenance or monitoring.  The project will provide a new submersible pump station and new generator with station controls mounted above the base flood elevation outside the chamber. The pumping rate and storage provided by the existing lift station have not changed. Following construction, the existing pump station will be decommissioned and demolished.			
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?		0.06 acres	
b. Total acreage to be physically disturbed?		0.01 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.06 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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input checked="" 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?  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?	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input 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?  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	

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,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
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: _____ _____	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: _____ _____	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: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Richard A. Materese</u> Date: _____		
Signature: _____ Title: <u>Town of Union Supervisor</u>		



**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.



Gamin, USGS, Intermap, INCREMENTP, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
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]	No



# PROPERTY DETAIL SUMMARY

Parcel # **142.02-1-10**

**4320 WATSON BLVD, 13790**

## VIEW:

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

### Ownership Information

Property Owner(s): TOWN OF UNION  
Mailing Address: 3111 E Main St | Endwell, NY 13760  
Deed Book & Page: [D2239-310](#)

### Site Information

Land Area: 0.06 Acres | 40 ft x 0 ft  
Property Use: Public Services  
Class Code: 821  
Water: Public | Sewer: Public  
Utilities: Gas & Electric  
[Broadband Availability](#)  
Highway Access: Under 0.5 miles  
Adjacent to Rail? No  
[Location Map & Directions](#)

### Building Information

Year Built: | Historic? No  
Square Feet: | Stories: 0  
Condition: NA | Grade: NA  
[Detailed Inventory and Improvement](#)

### Assessment Information

<u>Assessed Value</u> :	<u>Full Value</u> :
Land: \$200	Land: \$4,975
Total: \$2,700	Total: \$67,164

Exemptions: 13500  
School District: [Johnson City](#)  
Special Districts: FP465 LB462 PK461 SL461 SW461 SW463 UV461  
Property is Wholly Exempt  
[Municipal Taxes](#) [School Taxes](#)  
Last Sale: Sold on 08/08/2000 for \$4,500

### Planning Information

Municipality: [Town of Union](#)  
Zoning: Neighborhood Commercial  
239 Review? Yes, within 500 feet of State/County Road  
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: Johnson City Fire  
Election District: Union 39 | [Officials](#)

### Existing FEMA Information

FEMA SFHA: Entirely Within, AE  
Panel #: 3600560025B | Date: 09/30/1988  
[Official FEMA Map](#)

### Preliminary FEMA Information

FEMA SFHA: Entirely Within, AE  
Panel #: 36007C0351F | Date: 02/05/2010  
[Preliminary FEMA Map](#)

### Natural Features

DEC Wetlands? No | NWI Wetlands? No  
Watershed: Patterson Creek  
Aquifer: Primary | Steep Slopes? Yes  
Soil(s): Ms

**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 October 6, 2021 by Broome County GIS and Mapping Services.

# 4320 Watson Blvd. - Pump Station Replacement



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

1 inch = 78 feet

0 50 100

ft

Broome County, NY  
**GIS**  
www.bcgis.com