

## 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 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

### HAS THIS PROJECT OR A PRIOR PHASE BEEN SUBMITTED

PREVIOUSLY: ☒ Y ☐ N 239 # (if known): 239-2017-088

### PROJECT INFORMATION:

Project Name: Endicott Manor U-Haul Truck Rental

Project Sponsor/Applicant: Venture at Endicott

Mailing Address: 15 Delaware Avenue, Endicott, NY 13760

Project Address: 15 Delaware Avenue, Endicott, NY 13760

Tax Map Number(s): 157.07-2-7

Zoning District: Industrial

### Brief Project Description:

Multi-use facility applied to have a Truck Share Program with U-Haul. Existing parking lot is usually empty, and is already fenced. The building includes residential apartments, a small market for residents, an adult day care, and the office for the building.

### 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: Village of Endicott

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

Application Submitted By: Marina A. Lane

Signature

on

2/25/2022  
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: Nickels Management LLC (Steve)

OWNER ADDRESS: 105 Zodiac Circle

OWNER CITY, ST., ZIP: Liverpool, NY 13090

OWNER HOME PHONE #: 315-457-9349

OWNER WORK PHONE #: 315-374-1395

OWNER FAX #: 315-457-9349

OWNER E-MAIL: nickelsmanagement@gmail.com

## Contact Information (If Different Than Owner)

CONTACT NAME: Venture at Endicott

CONTACT ADDRESS: 15 DELAWARE AVE  
MAIN OFFICE

CONTACT CITY, ST., ZIP: ENDICOTT ny 13760

CONTACT HOME PHONE #: 607-239-4234

CONTACT WORK PHONE #: \_\_\_\_\_

CONTACT FAX #: 607-239-5500

CONTACT E-MAIL: ENDICOTTMANORAPTS@gmail.com

SUBJECT PROPERTY ADDRESS: 15 Delaware Avenue, Endwell, NY 13760

SUBJECT PROPERTY TAX MAP #: DISTRICT: 157 SECTION: 07 BLOCK: 2 LOT: 7

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

## PURPOSE OF REQUEST

This is for a truck share program with UHAUL. MAX TRUCKS on the property will be 10-15 truck at anyone time. The trucks are 10FT, 15FT, 20FT and 26FT. Being the largest. The office is being shared with rental office and is going to be in the front of the Building diagonally across from the trucks parking lot..

SPECIAL PERMIT SECTION OF ZONING ORDINANCE: 300-66 Special Use Permits

PREVIOUS SPECIAL PERMIT APPLICATIONS/APPEALS: Retail in 2020

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

DATE: 2/24/2022

Steven C. Nickels OWNER  
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: \_\_\_\_\_

Print Form

# Town of Union

## Application For Site Plan Review

**Submit To:**  
Town of Union Planning Department  
Town Hall  
3111 East Main Street  
Endwell, New York 13760  
**Contact Information:**  
Telephone: 607.786.2926  
Fax: 607.748.0041  
E-Mail: m.lane@townofunion.com

Project Name: UHALL TRUCK SHARE

### Property Location Information

### Broome County Tax Map Information

Section: 157.07 Block: 2 Lot: 7

Section: Block: Lot:

Street Address: 15 Delaware Avenue

City/State/Zip Code: Endwell, NY 13760

Nearest Intersection: Delaware and Lewis

### Applicant Information

Applicant Name: Venture At Endicott

Street Address: 15 DELAWARE AVE

City/State/Zip Code: ENDICOTT NY 13760

Telephone: 607-239-4234

Fax: 607-239-5500

E-Mail: ENDICOTTMANORARTS@gmail

### Property Owner Information

Owner Name: Nickels Management Service LLC

Street Address: 105 Zodiac Circle

City/State/Zip Code: Liverpool, NY 13090-3157

Telephone: 315-374-1395

Fax: (Steven Nickels) 315-487-9349

E-Mail: nickelsmanagement@gmail.com

### Professional Engineer/Architect Information

Architect/Engineer Name: N.A.

Firm Name:

Street Address:

City/State/Zip Code:

Telephone:

Fax:

E-Mail:

### Attorney Information

Attorney Name: N.A.

Firm Name:

Street Address:

City/State/Zip Code:

Telephone:

Fax:

E-Mail:

**Primary Contact Designation** (This is the lead contact person for the project to whom all official Town of Union correspondence will be directed. Please check only one box.)

☒ Applicant

☐ Property Owner

☐ Architect/Engineer

☐ Attorney

### Project Information

**Project Description**

Please provide a description of the project, and the proposed use and operation thereof, including an explanation of the design concept and how the project fits into the district or neighborhood.

Venture AT ENDICOTT HAS JOINED A TRUCK SHARE PROGRAM WITH UHAUL AND WOULD WANT TO RENT TRUCKS OFF THE PROPERTY OF 15 DELAWARE AVE ENDICOTT NY 13760.

### Property Information

**Current Zoning:** Industrial **Lot Dimensions:** **Acres:** 2.98

**Zoning of Abutting Properties:** North: Industrial South: Industrial East: Urban S.F. West: Urban M.F.

**Current Land Use of Property:** multi-family residential, adult daycare

### Proposal Information

**Existing Building Area Coverage:** **Square Feet:** 566 s.f. / 47,003 s.f. **Percent Lot:** ☐ N/A

**Proposed Building Area Coverage:** **Square Feet:** **Percent Lot:**

**Height of Proposed Buildings:** **Feet:** **Stories:**

### Utility/Service Provider Information

**Fire District:** Endwell

**Water District:** Endicott

**Sewer District:** Endicott

**School District:** Maine-Endwell

**Electric/Gas:** NYSEG

### Sign Information

Are there any existing freestanding or wall signs?

☐ Yes ☐ No # of wall: # of freestanding:

Are freestanding or wall signs proposed?

☐ Yes ☐ No # of wall: 1 # of freestanding:

Plans indicating location, size, color, and materials must be submitted.

### State Environmental Quality Review Act (SEQRA) Information

Are there any wetlands located on the site? ☐ Yes ☒ No If Yes, check appropriate regulator ☐ U. S Army Corps. ☐ NYSDEC

Is the proposed action a Type I, Type II, or Unlisted Action under SEQRA? ☐ Type I ☐ Type II ☒ Unlisted Action

I hereby depose and certify that the above statements and information, and all statements and information contained in supporting documents and drawings attached hereto, are true and correct.

**Applicant's Name:** STEVEN C. NICKEL **Applicant's Signature:** *Steven C. Nickel* **Date:** 2/24/2024

# 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.

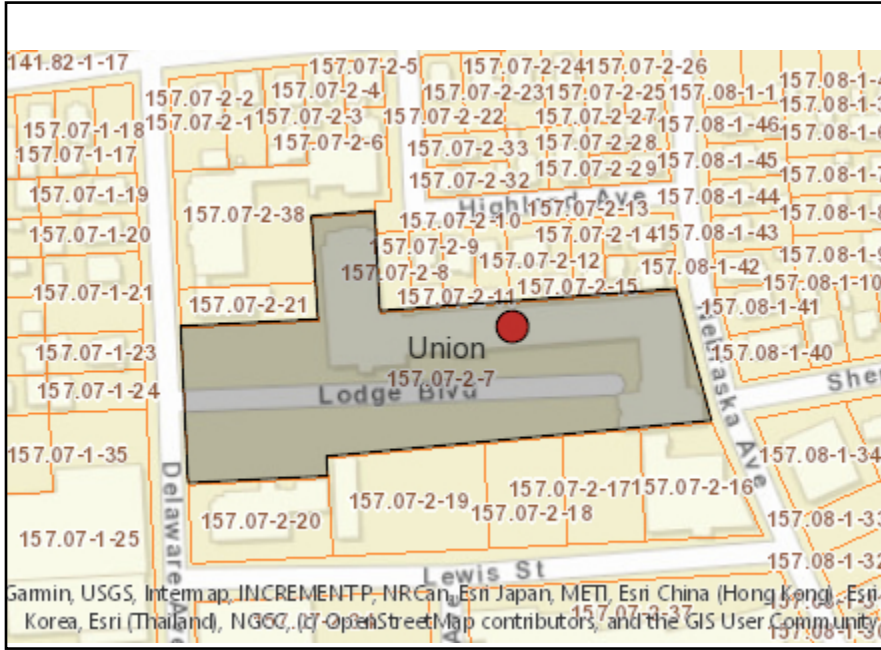
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
ENDICOTT MANOR UHAUL TRUCK RENTAL			
Name of Action or Project:			
UHAUL TRUCK SHARE Program			
Project Location (describe, and attach a location map):			
15 DELAWARE AVE ENDICOTT NY 13760			
Brief Description of Proposed Action:			
This is a Uhaul TRUCK SHARE Program which we rent their product for them for a profit.			
Name of Applicant or Sponsor:		Telephone: 607-239-4234	
Venture At Endicott/Endicott Manor Arts		E-Mail: ENDICOTTMANORARTS@gmail.com	
Address:			
15 DELAWARE AVE MAIN OFFICE			
City/PO:		State:	Zip Code:
ENDICOTT		NY	13760
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
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.			YES
			<input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
			<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		2.98 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.98 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<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?	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 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input 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 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 checked="" type="checkbox"/>	<input 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:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input 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:	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 type="checkbox"/>	<input checked="" type="checkbox"/>
C704014: Former IBM Facility at 1701 North St, C704038: Endicott Area-Wide Investigation. All under remediation.		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>STEVENC. Nirkel</u> Date: <u>2/24/2022</u> Signature: <u>[Signature]</u> Title: <u>OWNER</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.



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]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
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





## PROPERTY DETAIL SUMMARY

Parcel # **157.07-2-7**

**15 DELAWARE AVE, 13760**

### VIEW:

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

### Ownership Information

Property Owner(s): VENTURE AT ENDICOTT LLC

Mailing Address: 105 Zodiac Cir | Liverpool, NY 13090

Deed Book & Page: D2514-269

### Site Information

Land Area: 2.98 Acres

Property Use: Commercial | 142 Units

Class Code: 415

Water: Public | Sewer: Public

Utilities: Gas & Electric

[Broadband Availability](#)

Highway Access: Under 1 mile

Adjacent to Rail? No

[Location Map & Directions](#)

### Building Information

Year Built: 1975 | Historic? No

Square Feet: 47,003 | Stories: 3

Condition: NA | Grade: NA

[Detailed Inventory and Improvement](#)

### Assessment Information

Assessed Value: Full Value:

Land: \$4,000 Land: \$99,502

Total: \$14,000 Total: \$348,259

Exemptions: None

School District: Maine-Endwell

Special Districts: FP461 LB462 PK461 SL461  
SW462 SW463 UV461

Property is Taxable

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

Last Sale: Sold on 01/03/2017 for \$1,125,000

### Planning Information

Municipality: Town of Union

Zoning: Industrial

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

Most Recent Review: 239-2017-088

3 Prior Reviews

Census Tract #: 131 [Demographics](#)

In Historic District? No

NYS Historic Tax Credit Eligible? Yes

In Opportunity Zone ? No | In HUB Zone? No

In Ag District? No

Fire Coverage: Endwell Fire

Election District: Union 33 | [Officials](#)

### Existing FEMA Information

FEMA SFHA: Out, X

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

[Official FEMA Map](#)

### Preliminary FEMA Information

FEMA SFHA: Out, X

Panel #: 36007C0331F | 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): Cy Cv

**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.



# 15 Delaware Avenue



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

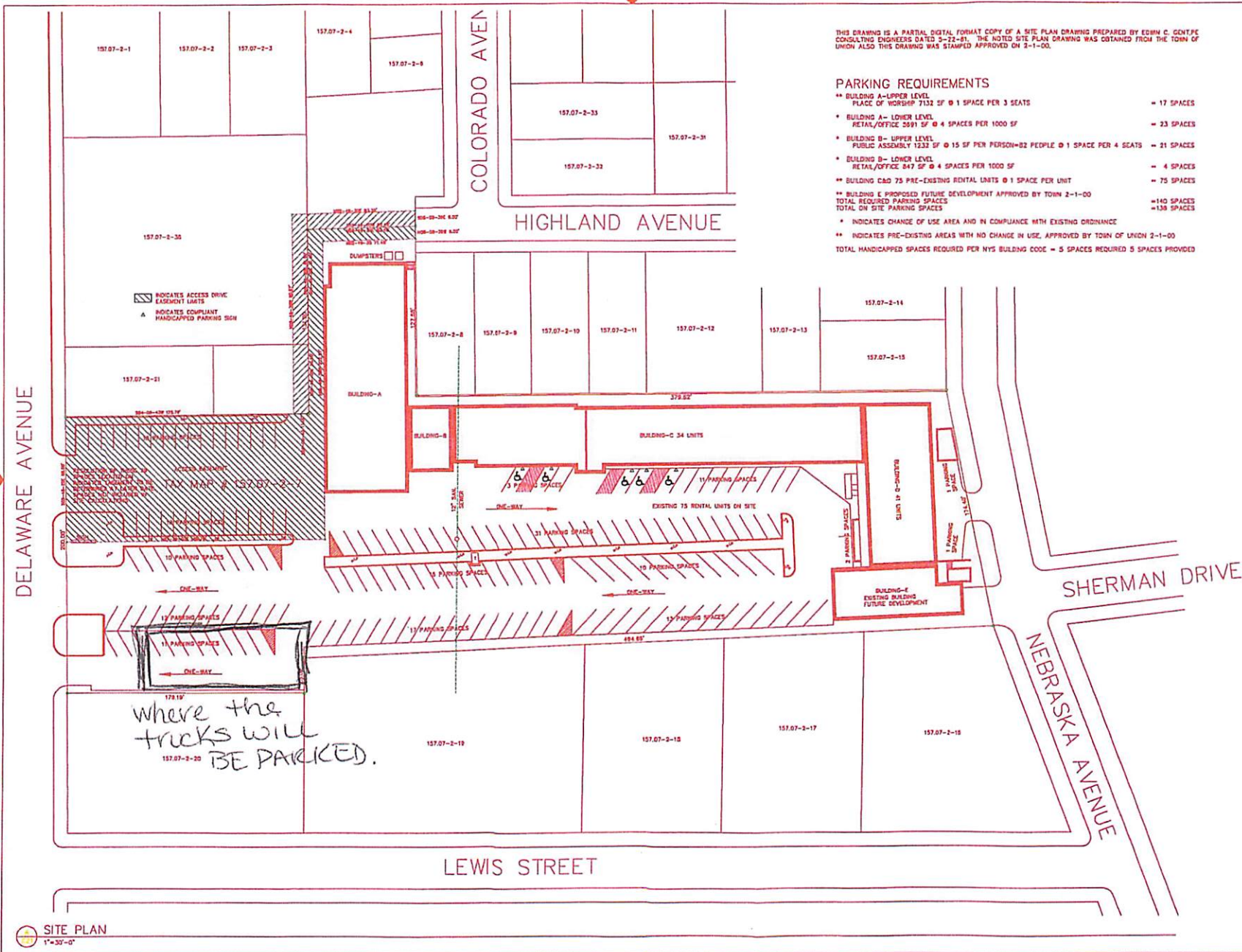




!5 Delaware Avenue – Proposed Area for Parking U-Haul Trucks for Rent

February 25, 2022

FEB 25 '22 PM 1:50



THIS DRAWING IS A PARTIAL DIGITAL FORMAT COPY OF A SITE PLAN DRAWING PREPARED BY EDWIN C. GENT, PE CONSULTING ENGINEERS DATED 5-22-81. THE NOTED SITE PLAN DRAWING WAS OBTAINED FROM THE TOWN OF UNION ALSO THIS DRAWING WAS STAMPED APPROVED ON 2-1-00.

## PARKING REQUIREMENTS

- \* BUILDING A-UPPER LEVEL  
PLACE OF WORSHIP 7132 SF @ 1 SPACE PER 3 SEATS = 17 SPACES
- \* BUILDING A- LOWER LEVEL  
RETAIL/OFFICE 2991 SF @ 4 SPACES PER 1000 SF = 23 SPACES
- \* BUILDING B- UPPER LEVEL  
PUBLIC ASSEMBLY 1232 SF @ 15 SF PER PERSON-82 PEOPLE @ 1 SPACE PER 4 SEATS = 21 SPACES
- \* BUILDING B- LOWER LEVEL  
RETAIL/OFFICE 847 SF @ 4 SPACES PER 1000 SF = 4 SPACES
- \* BUILDING CAD 75 PRE-EXISTING RENTAL UNITS @ 1 SPACE PER UNIT = 75 SPACES
- \*\* BUILDING E PROPOSED FUTURE DEVELOPMENT APPROVED BY TOWN 2-1-00  
TOTAL REQUIRED PARKING SPACES =140 SPACES  
TOTAL ON SITE PARKING SPACES =138 SPACES
- \* INDICATES CHANGE OF USE AREA AND IN COMPLIANCE WITH EXISTING ORDINANCE
- \*\* INDICATES PRE-EXISTING AREAS WITH NO CHANGE IN USE, APPROVED BY TOWN OF UXION 2-1-00
- TOTAL HANDICAPPED SPACES REQUIRED PER NYS BUILDING CODE = 5 SPACES REQUIRED 5 SPACES PROVIDED



ROOT 2  
ARCHITECTURE

1412 Hager Street - Garden, N.Y.  
11760  
Office Number: 607 285 2785  
Email: guthrie@thomson.com

Preharvest Soil	Postharvest Soil
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Consultant

## Project Information

Revisions

Number	Description	File name	Date
15021-AWARE		LEDGE21	
Date		Current exp. at	
12-27-11		11-4-13	
Drawn By		Redrawn By	
CHH		HAUS, GEORGE	

Project Title

SITE PLAN  
FOR  
MOLLY McKEE, LLC  
15 DELAWARE AVENUE  
TOWN OF UNION, NEW YORK

Sheet Title

## SITE PLAN

Sheet Number

C21

IT IS A VIOLATION OF THE NEW YORK STATE LABOR LAW FOR ANY PERSON TO ATTEMPT TO OBTAIN A POSITION OR EMPLOYMENT BY ANY MEANS OTHER THAN A REASONABLY FAIR AND HONEST ONE.