



# State of New York County of Broome Government Offices

Department of Planning and Economic Development  
Jason T. Garnar, County Executive · Beth Lucas, Acting Director

February 10, 2021

Supervisor Rick Materese  
Planning Board Chair Lisa Miller  
Town of Union  
3111 East Main Street  
Endwell, New York 13760

RE: Review Pursuant to Section 239-l and -m of the General Municipal Law

Dear Supervisor Materese and Chair Miller:

The Broome County Department of Planning and Economic Development has received your request for review of the below captioned matter:

**Applicant:** Homestead Village Development Group William Walsh  
**Project:** Site Plan Review and Planned Development: Revise resort, golf, residential, and office PUD with battery storage facility at 4311 Watson Boulevard  
**Municipality:** Town of Union  
**Tax Map No:** multiple tax maps and addresses (239 submission form)  
**BC Case:** 239-2021-005 (239-2020-113)

The Planning Department has reviewed the above-cited case. We do not anticipate any significant countywide or inter-community impacts associated with the project provided compliance with all applicable codes, regulations, and industry standards related to the latest safety considerations for energy storage systems. However, we provide the following comments under GMU 239-l and -m:

- The submitted site plan has been identified as preliminary. We request to receive the final site plan when completed for our information. See comments from Broome County Health Department requesting more specific information (see BCHD comments).
- The PUD amendment and site plan review should consider all applicable codes, regulations, industry standards. (NYSERDA Guidebook and 2020 NYS UFPB). As stated in previous comments, in this PUD the Town should establish the parameters of the Homestead Village PUD to avoid unintended uses in the future.
- As recommended by the NYSERDA Guidebook, a complete application/site plan for battery storage projects should include:
  - battery energy storage system electrical diagram and preliminary equipment specification sheet
  - fire safety compliance plan in compliance with the Uniform Code, including water source and supply or other fire suppression, fire system adequacy, appropriate emergency responder training and coordination, fire protection system, and safety systems and controls (See BCHD comments.)
  - DOT Transport compliance
  - commissioning plan, operations and maintenance plan, emergency operations plan, decommissioning plan, decommissioning fund, abandonment, signage, and utility placement
  - appropriate vegetation clearing, tree cutting, and planting details for the entire site
- The site plan should also show nearby water wells, concrete pad or pier foundations, and required and proposed setbacks.
- The nursery to the north appears to include a residence. This should be considered in visual and noise assessments (see NYSERDA guidebook).

- The lighting plan should include the battery container sensor-activated lighting schedule and the battery containers should be adequately screened to avoid metal glare from the road.
- The Town is located within the Susquehanna Heritage Area and referenced in the SHA Management Plan Amendment.
- The viewshed analysis should consider the overhead poles and lines, views from the road and adjacent residence(s) in summer and winter, views from other locations within the PUD, and the overall aesthetics of the PUD.
- The environmental assessment should note that the IBM Glen (Waterman Conservation Center) is located adjacent to the PUD and is considered a scenic and recreation resource. In addition, The Traditions at the Glen and IBM Crocker House are potentially eligible for listing on the National Register of Historic Places.
- The applicant's statement regarding steep slopes from the Brome County Comprehensive Plan does not reflect the intent. The submittal cites the Plan's statement that steep slopes propose a challenge to development, implying that skillful design to overcome this is preferred. This section of the Plan was intended as a description of the conditions that have shaped local development patterns, not to suggest that development of these areas would be preferred if overcome by project design alone. In fact the Plan's Open Space chapter cites the rolling hills as a major component of the scenic viewshed and asset to the community and a number of factors to consider. It states, *"Disturbance of steep slopes for development can be costly including increased property damage, public safety hazards and water quality issues due to erosion and sedimentation, mudslides, or localized flooding. Maintaining and repairing stressed infrastructure, demand for emergency services and expansion of municipal infrastructure are all additional costs that may result from developing in steep areas. In addition, development on steep slopes, significant summits and ridgelines may impact the beauty of our landscapes and scenic vistas by fragmenting the view of the natural landscape from key vantage points."*

While many of these factors have been addressed in other parts of the submittal, this clarification should be noted and integrated appropriately into the assessment.

The case file was routed to the Binghamton Metropolitan Transportation Study (BMTS), New York State Department of Transportation (NYSDOT), Broome County Department of Public Works (DPW), Broome County Health Department (BCHD), and Broome County Office of Emergency Services (OES). Enclosed are comments from the BCHD that need to be addressed. BMTS, NYSDOT, and DPW had no comments.

Please submit a copy of your decision in this case within seven (7) days of taking action so it can be included in the case record.

Thank you for your cooperation.

Sincerely,



Beth Lucas  
Acting Director

BL/lmz

cc: Marina Lane, Senior Planner, Town of Union  
Daria "Dee" Golazeski, DCPW Codes & Ordinances, Town of Union  
BC file copy