



State of New York County of Broome Government Offices

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

April 1, 2021

Supervisor William Dumian, Jr.
Town of Conklin
PO Box 182
Conklin, NY 13748

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

Dear Supervisor Dumian and Chair Platt:

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

Applicant: Steve Wozniak Track Drive LLC
Project: Special Permit and Site Plan Review: Amazon leasing 65,595 SF of existing 152,442 SF facility to operate warehouse and distribution facility at 136 Carlin
Municipality: Town of Conklin
Tax Map No: 194.12-1-51
BC Case: 239-2021-037

The Planning Department has reviewed the above-cited case. We do not anticipate any significant countywide or inter-community impacts provided the project satisfies all applicable agency requirements including the enclosed comments from the New York State Department of Transportation (NYSDOT).

In addition, the following comments should be addressed. We also request the final site plan drawings and the opportunity to comment as necessary.

- The Town should document compliance as applicable with the Economic Development District Zone regulations; Phase I Environmental Site Assessment Conclusions; and items identified by the Town Board including full build out of the project and fire exit plan. Note that the Phase I ESA (dated September 2018) states the property vacated in July 2018 and does not mention the current occupant Team World. The Town Board should ensure that the above are integrated into the conditions of approval, site plan, and SEQR environmental review as appropriate along with any associated documents.
- The Town Board should ensure that the project applicant is mindful of the presence of the Susquehanna Valley Central School, First Presbyterian Church, Schnurbusch Park, school speed limit, and cross walks located near the Powers Road and Conklin Road intersection in development of truck traffic routes.
- The site plan should show the following:
 - office, warehouse, and distribution space allocation
 - existing building tenant(s) and their parking spaces as necessary
 - ADA compliant bus stop and access as necessary
 - fire suppression and emergency access
 - additional landscaping along parking lot perimeters, at site entrances, and around ground monument signage to the extent feasible
 - listing of land uses within 1,000 feet of the property boundaries as necessary per the Town site plan review regulations
 - any outdoor storage, shipping container stacking, and salt storage facility for snow removal
 - dumpster enclosures
 - DEC Wetlands and floodplain along the easter property boundary

- The SEQR should address the following which should also be integrated into the planning for the project as applicable:
 - Building square footage is inconsistent between documents. Actual square footage should be confirmed.
 - Reference the Susquehanna Heritage Area and Susquehanna Heritage Area Management Plan Amendment which includes the Town of Conklin
 - Ensure that the enclosed comments from NYSDOT and the other agencies are appropriately addressed in the Environmental Assessment Form.
 - Provide responses to the solid waste disposal and recycling plan questions
 - Note the DEC wetlands located along the eastern property boundary
 - Note the Preliminary FEMA Special Flood Hazard Area floodplain located along the eastern property boundary
 - Provide responses to the threatened or endangered species questions
 - Reference the SHPO correspondence
- A small portion of the eastern project tax map boundary is located within the Preliminary FEMA Special Flood Hazard Area. While the project is not located in the floodplain, the applicant should be aware of the risks associated with projects located in or near the floodplain.

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), Broome County Transit (BCT), and Broome County Office of Emergency Services (OES). Enclosed are comments from the NYSDOT, DPW, BCT, and OES that need to be addressed. Enclosed also are BCHD comments indicating that their comments have been addressed. BMTS 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
Director

BL/lmz

cc: Mary Plonski, Code Enforcement Office, Town of Conklin
Sharon Platt, Planning Board Chair, Town of Conklin
Cheryl Sacco | Partner, COUGHLIN & GERHART, LLP
Robert Heary | Associate COUGHLIN & GERHART, LLP
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