



State of New York County of Broome Government Offices

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

June 14, 2021

Acting Chair Brian Donnelly
Planning Board
Town of Chenango
1529 NYS Route 12
Binghamton, New York 13901

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

Dear Acting Chair Donnelly:

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

Applicant:	Tesla – Lauren Sweeney
Project:	Site Plan Review: Tesla to construct 8 EV charging stations Level 3 480 VAC and SEQR Short EAF at 1165 Castle Creek Road
Municipality:	Town of Chenango
Tax Map No:	066.10-1-13
BC Case:	239-2021-074
Applicant:	Electrify America/NYPA – Lauren Sweeney
Project:	Site Plan Review: Electrify America/NYPA to construct 4 EV charging stations Level 3 480 VAC and SEQR Short EAF at 1165 Castle Creek Road
Municipality:	Town of Chenango
Tax Map No:	066.10-1-13
BC Case:	239-2021-074

The Planning Department has reviewed the above-cited cases. We do not anticipate any significant countywide or inter-community impacts provided the projects comply with all applicable codes, regulations, and standards, including the enclosed comments from the New York State Department of Transportation (NYSDOT). In addition,

- The Town should ensure that the projects adequately address emergency access, fire safety and suppression, safety signage, drainage, electrical codes, maintenance, and contact information among other items. See attached New York State Guidebook for local governments for your information.
- The Town should consider the need for one environmental document and one environmental review and the need to treat these projects as one action for the purposes of conducting an environmental review to avoid segmentation and to address cumulative impacts. According to the NYSDEC SEQR Handbook, “interrelated or phased decisions should not be made without consideration of their consequences for the whole action, even if several agencies are involved in such decisions. Each agency should consider the environmental impacts of the entire action before approving, funding or undertaking any specific element of the action.” See also basic tests for segmentation which include purpose, time, location, impacts, among other considerations.
- The project should provide one complete site plan that shows both projects and the entire project site, including the required and proposed zoning, grading and drainage plan, demolition plan, area of disturbance, and staging plan for the entire project site; driveway designed in accordance with NYSDOT standards; and advance pedestrian warning signage (see NYSDOT comments).

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- The project should address the inconsistencies between the proposed setbacks and other zoning shown on the site plan, the zoning information shown on the survey map, and the PDD-C District use and dimensional regulations. The site plan should note the accessory use designation and the Town should ensure that the site plan shows the appropriate separations distances, setbacks, lot widths, lot depths, lot area, and lot coverage for these uses to ensure traffic and pedestrian safety and emergency access.

The case file was routed to the Binghamton Metropolitan Transportation Study (BMTS), New York State Department of Transportation (NYSDOT), Broome County Health Department (BCHD), and Broome County Office of Emergency Services (OES). Enclosed are comments from BMTS and NYSDOT that need to be addressed. BCHD and OES 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: Diane Aurelio, Ordinance Secretary, Town of Chenango
Nicholas Cortese | Associate, COUGHLIN & GERHART, LLP
Alexander N. Urda, P.E., CPESC Urda Engineering, PLLC
Kari Strabo, Ordinance Office, Town of Chenango
BC file copy