

April 2, 2014

## MEMORANDUM

**To:** Lora Zier, Broome County Sr. Planner  
Broome County Dept. of Planning & Economic Development

**CC:** C. Klein, NYS Dept. of Transportation  
C. Paddick, BMTS  
R. Bennett, Village of Johnson City  
L. Boulton, Broome County Engineer  
S. Guilford, B-JC JSTP  
A. Mastrangelo, B.C. Health Department



**From:** Marina A. Lane, Sr. Planner

**RE: Traditions Resort and Casino Preliminary Development Plan (PUD)**

- 4101 Watson Blvd.: Tax Map # 142.07-1-9.1
- 4300 Watson Blvd.: Tax Map # 142.02-1-20
- 4311 Watson Blvd.: Tax Map #126.04-1-10.111
- 4207 Watson Blvd.: Tax Map # 142.11-2-16
- 29 Barton Avenue Tax Map # 142.11-2-14
- Homestead Village Subdivision
- American Cancer Society

Applicant: William Walsh

The revision to the Preliminary PUD plan includes the addition of:

- 1) 4300 Watson Boulevard for temporary parking during Outdoor Entertainment events;
- 2) 29 Barton Avenue and 4207 Watson Boulevard Avenue for emergency parking during outdoor event venues, per the Broome County Sheriff's request.

Please share the DropBox link from Alex Urda with your fellow department coworkers as needed. Let me know if anyone wishes to have one of the submitted items in hard copy.

This application is for the proposed casino, secondary phase retail and additional hotel facility, and parking associated with the casino proposal. In addition, the outdoor entertainment venue should be considered (4 to 6 events per year in summer months), and parking associated with those events across Watson Boulevard, south side. As referenced above, Broome County Sheriff suggested using 4207 Watson Boulevard and 29 Barton Avenue as a staging area for emergency vehicles during the outdoor entertainment events.

On May 7<sup>th</sup>, 2014, a public hearing will be held regarding the Planned Unit Development Preliminary Plan. Final site plan review (Final PUD) with the Planning Board will take place on a date to be determined, but preferably in early May, pending Preliminary PUD approval by the Town Board.

239 REVIEW SUBMISSION FORM

Submitted to: Broome County Department of Planning and Economic Development
Edwin L. Crawford Building
Government Plaza - P.O. Box 1766
Binghamton, NY 13902

Project Name: Traditions Resort and Casino @ Homestead Village PUD Date Submitted: April 2, 2014

Pursuant to §239-l, -m and -n of General Municipal Law enclosed for your review and recommendation is the application for (check all applicable):

- Site Plan Review, Area Variance, Use Variance, Special Use Permit, Planned Development, Rezoning (Map Adoption or Amendment), Zoning Text Change (Ordinance or Local Law Adoption or Amendment), Comprehensive Plan Adoption or Amendment, Subdivision Review, Other

The application qualifies for review because the project tax map parcel is located within 500 feet of the following (check all applicable):

- Municipal Boundary\*, State/County Road, Farm located in Agricultural District, State/County Park or Other Recreation Area, State/County Drainageway/Watercourse, State/County-owned land on which a public building or institution is located

Project Sponsor/Applicant: William Walsh

Project Sponsor/Applicant Mailing Address: 200 Plaza Drive, Vestal, NY 13850

Project Location: 4101, 4207, 4300, & 4311 Watson Blvd, & 29 Barton Ave., Johnson City, NY 13790

Tax Map Number(s): 142.07-1-9.1, 142.11-2-16, 142.02-1-20, 126.04-1-10.111, & 142.11-2-14

Municipality: Town of Union Zoning District: Planned Unit Development (PUD)

Brief Project Description: Revise existing resort, golf, residential PUD to include multi-phased casino w/ parking & site upgrades (Phase 2), and an Outdoor Entertainment Venue (Phase 3)

The following public hearings and/or meetings are scheduled by the following board(s) (check all applicable):

Table with 3 columns: Board Name, Public Hearing Date/Time, Meeting Date/Time. Includes entries for City/Town/Village Board, Zoning Board of Appeals, Planning Board, and Other.

\* Pursuant to General Municipal Law §239-nn, the legislative body or reviewing board of a municipality shall give notice of a public hearing for a proposed Special Use Permit, Use Variance, Site Plan Review or Subdivision Review to the Clerk of an adjacent municipality at least 10 days prior to the public hearing when the subject property is located within 500 feet of the adjacent municipality:

Notice has been given to the Clerk of the Village of Johnson City on April 2, 2014

Application submitted by: Maria A. Sme

For office use only: Date received: Broome County Department of Planning and Economic Development will have 30 days from the date received to provide comments. REVISED: 7/2007