



ANDREW M. CUOMO  
Governor

STATE ENVIRONMENTAL QUALITY REVIEW ACT  
DETERMINATION OF NON-SIGNIFICANCE (NEGATIVE DECLARATION)

TOWN OF CONKLIN  
CONKLIN COMMUNITY AND FAMILY CENTER PROJECT

DATE: February 5, 2019

NAME OF ACTION: Town of Conklin – Conklin Community and Family Center Project

LOCATION: 36 Broome Corporate Parkway, Town of Conklin, Broome County, NY 13748

SEQRA CLASSIFICATION:  Type I;  Unlisted

REVIEW TYPE:  Coordinated;  Uncoordinated

DETERMINATION OF SIGNIFICANCE:  Negative Declaration;  Positive Declaration

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**The Proposed Project:**

The Governor's Office of Storm Recovery (GOSR) is managing the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant – Disaster Recovery (CDBG-DR) program pursuant to the Disaster Relief Appropriations Act of 2013 (Public Law 113-2, approved January 29, 2013). The New York State (NYS) Housing Trust Fund Corporation (HTFC), which administers the CDBG-DR program funds on behalf of GOSR, intends to approve funding for development of a new Community and Family Center within the Town of Conklin, Broome County, New York, from the CDBG-DR Community Reconstruction and Infrastructure Program Fund.

The Town of Conklin is proposing to construct a new Community and Family Center on an undeveloped parcel of land located at 36 Broome Corporate Parkway. In addition to providing day care services, the proposed facility would also serve as a shelter, operational command post and food distribution center during emergencies. The Project site is situated on undeveloped land located east of the Broome Corporate Highway and west of Conklin Road in an area west and outside of the Susquehanna River floodplain.

The proposed approximately 9,000 square foot, single-story facility would consist of a pre-engineered metal building constructed at grade on a concrete slab. The facility would include a daycare center, multi-use rooms, community rooms, office space, kitchen, shower facilities and restrooms. In addition, an emergency generator would be installed at the back of the building for use during emergencies.

Construction activities would include:

- Earthwork, tree clearing and grubbing.
- Utility connection to include sewer, water, natural gas and electricity
- Foundation construction and installation
- Ingress/egress to the facility from Corporate Drive
- Onsite parking and drainage improvements

**Purpose and Need:**

Tropical Storm Lee inundated the Town of Conklin with storm water in 2011 and, coupled with the 2006 floods, resulted in the loss of 141 residential properties. The rapidly rising floodwater submerged the existing community center, eliminating its use as a shelter and centralized location to distribute critical supplies to displaced residents. In reviewing the actions taken during the 2011 floods, Broome County emergency management officials stated that having a fixed shelter in the Town of Conklin would have been a tremendous aid to its efforts to protect residents. Almost as importantly, Broome County Emergency Services stated it would not have had to move as many people to the Binghamton University Event Center if there had been a viable sheltering option in Conklin.

The purpose of the Proposed Project is to construct a facility that will mitigate against interruptions in the provision of emergency operations by relocating the Town's emergency command center outside of the floodplain. In addition, the Project will increase public safety in the Town and region by providing a safe, secure and sanitary emergency shelter and centralized distribution center. The Proposed Project will also provide daycare to Town residents which will contribute to the Town's economic recovery.

**Existing Conditions:**

The Town of Conklin lies in the southerly part of Broome County and is bounded on the north and east by the Town of Kirkwood, on the south by the Pennsylvania State Line, and on the west by the Town of Binghamton. Conklin was formed on March 29, 1824 from the Town of Chenango. As of 2010, the Town has a population of approximately 5,441 people. The Susquehanna Valley School district serves the community's children. According to the Broome County Land Use map, the project area is surrounded by properties in Industrial and Commercial Uses.

**Funding:**

The total Project cost is estimated at \$2,286,233.00. GOSR proposes to allocate funding pursuant to the U.S. Department of HUD CDBG-DR program as authorized by the Disaster Relief Appropriations Act of 2013 (Public Law 113-2, approved January 29, 2013). The NYS HTFC, which administers the CDBG-DR program funds on behalf of GOSR, intends to approve funding for the proposed Project as described in this notice.

**Environmental Considerations:**

*Land Use, Zoning, Public Policy and Urban Design* – The project parcel consists of 6.5 acres of vacant land, located near the southern extent of Broome County's Economic Development Zone. Parcels surrounding the project site to the north and west are in Industrial Use, while parcels to the east are mapped as Residential. Compared with surrounding property uses, the proposed Project is consistent with existing zoning regulations, land use types, building height and scale. The proposed Project is allowable under this zoning as it is consistent with the 2013 Broome County Comprehensive Plan. While the Proposed Project would alter the land use, it would not cause changes to neighborhood characteristics of the local area, or alter residential or commercial density. Residential and commercial infrastructure in the vicinity of the project area would not be adversely affected. The Proposed Project would enhance the ability for the Town of Conklin emergency personnel to respond during and after a disaster with the development of a command center in an area that is located outside of floodplain. Additionally, as noted in the New York Rising Community Reconstruction (NYRCR) Plan for Broome County (March 2014), the Proposed Project would reduce the risk of post-disaster disruptions and provide residents access to an emergency shelter with a generator. The proposed Project would not result in the creation of significant numbers of new jobs nor an increase in the number of employees and would therefore, not have an urbanizing effect.

*Socioeconomic Impacts and Community Facilities and Services* – The proposed Project would create temporary construction jobs. However, these jobs would not significantly increase employment opportunities or impact income patterns. Although the proposed Project would result in the creation of several new permanent jobs, the addition of these employees would not impact employment and income patterns nor alter the demographic characteristics of the surrounding community. In addition, the Project would not significantly

increase the demand for educational, health care or social service facilities, nor would it directly or indirectly displace people, businesses, institutions, or community facilities. The proposed Project would be beneficial to the residents of Conklin by the provision of day care services.

The proposed Project would minimally result in the increased demand for police protection, fire protection, or emergency medical services. In fact, the primary purposes of the proposed Project are to provide a command center for emergency response as well as an emergency shelter.

*Natural Resources and Floodplains* - The project site is comprised of 6.5 acres of which only 2.0 acres would be developed. Preparation of the site for development would involve the removal of vegetation within the 2.0-acre development footprint. The Project site is not located within a state listed Critical Environmental Area nor within a designated wetland area. Project activities will be completed in accordance with all applicable federal, state, and local laws, regulations, and permit requirements and conditions. Prior to construction activities, all appropriate permits will be obtained. Based on Flood Insurance Map 3600420010D, the project site is situated outside of the 100-year floodplain.

*Natural Resources*- A search for species records within the project areas was conducted using NYSDEC's Environmental Resource Mapper and Environmental Assessment Form databases. Neither database revealed documented occurrences of rare or state-listed animals or plants at either project site or immediate vicinity.

*Historic Preservation (SHPO)* – The Project site is vacant and does not contain a structure that is listed on either the State or National Register of Historic Places (NRHP). Consultation with the SHPO confirmed that the proposed Project would have no impact on archaeological and/or historic resources.

*Hazardous Waste* - The project site is not listed on an EPA Superfund National Priorities/CERCLA list nor is it listed on the TRI, Brownfield, TSCA or RCRA databases. According to the NYSDEC Environmental Remediation database, the project site is not listed in the Bulk Storage, SPILLS or any Environmental Site Remediation databases. Based on a review of available environmental records the project site is unlikely to contain hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of occupants or conflict with the intended utilization of the property.

*Air Quality and Noise Considerations* - The proposed Project will not adversely affect air quality. The proposed Project is not located in a designated non-attainment area for air quality and the proposed activities will not affect transportation patterns or levels of service thereby aiding the preservation of local air quality. Standard BMPs will be implemented during construction to control dust and other emissions. No significant impacts on air quality will result due to the proposed Project. Some noise may be generated during construction; however, this will be temporary and will not adversely impact the surrounding areas. The proposed activities will not significantly increase the level of noise or vibration compared to current conditions.

*Utilities and Solid Waste* - The proposed facility would tie into the Town of Conklin's existing water and wastewater systems. The Town of Conklin's water supply is obtained from two raw water supply wells. Town of Conklin's primary raw water supply Well no. 6 is located on Terrance Drive. The Town's secondary raw water supply Well no. 5 is also located on Terrance Drive. Groundwater from both supply wells is treated with chlorine and fluoride prior to entering the Town of Conklin's distribution system. A service extension of the water distribution system is proposed to provide water for both fire and domestic use associated with the new facility.

The Town of Conklin's public sanitary sewage collection system is located near the project site. A Town of Conklin Sewer District maintains and regulates sewage collection and conveyance within the Town. Sanitary sewer system improvements within the Town of Conklin are also regulated by the Binghamton-Johnson City Joint Sewer Board. Sanitary sewage collected within the Town is directed outside of the Town of Conklin Sewer District via gravity sewers and ultimately into the Binghamton-Johnson City Water Treatment Plant. A service extension of the sewage collection system would provide sewer service to the new facility.

The amount of solid waste generated from the construction would not significantly increase short-term generation of municipal solid waste. All Project-generated solid waste materials would be managed and transported in accordance with the state's solid and hazardous waste rules.

*Soil Suitability, Slope, Erosion, Drainage, and Storm Water Runoff* - The project site is situated on vacant, wooded land. According to the United States Department of Agriculture (USDA) – Natural Resources Conservation Service (NRCS) Web Soil Survey and Broome County Property Detail Summary Report, the project site exhibits steep slopes which are classified as “very limited” relative to the development of small commercial structures. Project design will address these limitations. Although in-ground disturbance will occur for the development of the structure and associated drainage system, soil impacts will be kept to a minimum during construction. In addition, best management practices (BMPs), such as silt fence and erosion prevention, would be implemented to eliminate erosion impacts.

The area in the general vicinity is primarily industrial, with residential use to the east. The project site is located in the Susquehanna River Great Bend watershed, with the Susquehanna River located approximately 900 feet east of the eastern boundary of the project site. The storm watershed basin in the area of the subject property is approximately 22.6 acres in size, and spans west to east across the intersection between Route 7 – Conklin Road and Route 197 – Broome Corporate Parkway. This watershed basin drains into a closed pipe sewer system at the Route 7/197 intersection, prior to being discharged to an open channel that exists just beyond the southeast corner of the intersection. Stormwater discharge within this open channel continues southeast toward the Conklin Forks Road and Millburn Drive intersection, prior to discharging to toward the east and into the Sequanhanha River. The existing lot that will be used for the development of the wellness center is approximately 6.5 acres in size. Within this lot, approximately 3.3 acres of land disturbance activity is proposed to construct the building, pavement, stormwater management systems and other site amenities.

NYSDEC stormwater management regulations require the implementation of water quantity and water quality controls, whenever a project’s construction activity involves the increase in impervious area and or more than 1-acre of soil disturbance. As a result, the proposed stormwater management for the development will include construction of a bio-retention area to meet water quality requirements, and the construction of a dry detention basin to meet water quantity requirements.

The proposed bio-retention practice will have a bottom area of approximately 1,600 square feet, and will collect and treat the initial stormwater run-off from site building and pavement areas. The bio-retention practice will contain imported planting soil and vegetation to assist with stormwater treatment. Stormwater within the bio-retention basin will pond up to 12 inches in depth and infiltrate into the imported planting soil and collected via under-drains and routed into the dry detention basin practice. The proposed dry detention basin will have a bottom area of approximately 660 square feet, and have a ponding depth of up to 5 feet. Discharge of stormwater collected within the dry detention basin will be regulated via an outlet control structure. According to the USGS Soil Survey Service, site soils are classified as Canaseraga Silt Loam material, having a hydrologic soil group ‘D’ classification. For this reason, stormwater infiltration through the bottom floor of the proposed practice is anticipated to be minimal.

Soils on the project site consist of Canaseraga silt loam, 8 to 15 percent slopes which are classified by United States Department of Agriculture (USDA) – Natural Resources Conservation Service (NRCS) Web Soil Survey USDA as Farmland of statewide importance. According to Broome County, the project site is not situated within an Agricultural District.

The proposed Project is classified as Unlisted action, and GOSR, as the lead agency, prepared a Short Environmental Assessment Form (FEAF) under SEQRA. The proposed Project is funding the creation of a new Emergency Operations Center (EOC) and shelter to benefit the residents of the Town of Conklin during emergencies. The proposed Project will not result in adverse effects to existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, or to create erosion or drainage problems.

**Standard Requirements:**

Any change to the proposed Project as described will require re-evaluation by GOSR’s Certifying Officer for compliance with State Environmental Quality Review Act (SEQRA) and other law, regulations and policies.

This review does not address all federal, state and local requirements. Acceptance of federal funding requires recipient to comply with all federal, state and local laws. Failure to obtain all appropriate federal, state and local

environmental permits and clearances may jeopardize federal funding.

**Additional Mitigation Measures:**

To the extent practicable, the following mitigation measures recommended by the EPA would be implemented by the Responsible Entity to minimize environmental impacts and create a more sustainable Project:

- Construction and demolition – utilize local and recycled materials in the construction process and to recycle materials generated onsite to the maximum extent possible
- Clean diesel – implement diesel controls, cleaner fuel, and cleaner construction practices for on-road and off-road equipment used for transportation, soil movement, or other construction activities, including:
  - Strategies and technologies that reduce unnecessary idling, including auxiliary power units, the use of electric equipment, and strict enforcement of idling limits; and
  - Use of clean diesel through add-on control technologies like diesel particulate filters and diesel oxidation catalysts, repowers, or newer, cleaner equipment.
- Stormwater – utilize low impact development (LID) principles such as minimizing effective imperviousness to create site drainage, and the planting of native and non-invasive vegetation on the Project site for stormwater management purposes. Other LID practices can include bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements;
- Cost-efficient, environmentally friendly landscaping – EPA’s GreenScapes program provides cost-efficient and environmentally friendly solutions for landscaping; and
- Water conservation and efficiency – promote water conservation and efficiency through the use of water efficient products and practices.
  - The use of products with the WaterSense label where appropriate.

In addition to the factors considered above, the GOSR considered the following guidance from the SEQRA and its implementing regulations and determined that the Proposed Action would:

- i. Not result in “a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;” (§617.7(c)(1)(i))
- ii. Not result in “the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; or other significant adverse impacts to natural resources;” (§617.7(c)(1)(iii))
- iii. Not result in “the creation of a material conflict with a community’s current plans or goals as officially approved or adopted;” (§617.7(c)(1)(iv))
- iv. Not result in “the creation of a hazard to human health;” (§617.7(c)(1)(vii))
- v. Not result in “a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;” (§617.7(c)(1)(viii))
- vi. Not result in “the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;” (§617.7(c)(1)(ix))
- vii. Not result in “the creation of a material demand for other actions that would result in one of the above consequences;” (§617.7(c)(1)(x))
- viii. Not result in “changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; or (§617.7(c)(1)(xi))

Therefore, GOSR, acting as Lead Agency, and having prepared a Short Environmental Assessment Form, has determined that the proposed action will not have a significant effect on the environment and a Draft

Environmental Impact Statement will not need to be prepared.



Lori A. Shirley

Date: February 5, 2019

Director, Bureau of Environmental Review and Assessment

Governor's Office of Storm Recovery

New York State Homes & Community Renewal

38-40 State Street, Albany, NY 12207

Office: (518) 474-0755

Attachments:

Short Environmental Assessment Form

Site Location Figure

Site Plan

Negative Declaration Distribution List

Signed Lead Agency Consent Forms

A copy of this Notice is available at the following web address:

<http://www.stormrecovery.ny.gov/environmental-docs>

# 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.

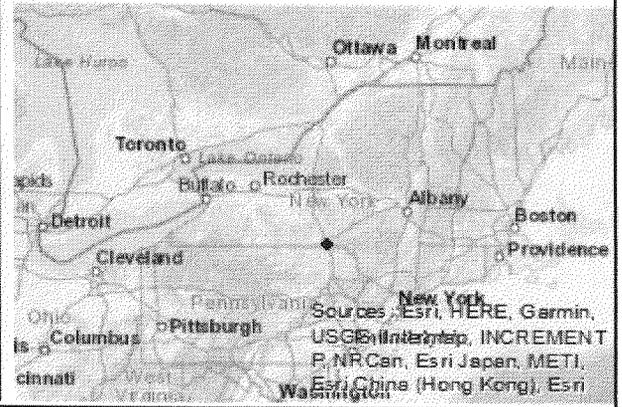
<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Town of Conklin – Conklin Community and Family Center Project			
Project Location (describe, and attach a location map): 36 Corporate Parkway, Conklin, New York 13748			
Brief Description of Proposed Action: The Town of Conklin is proposing to construct a new Community and Family Center on an undeveloped parcel of land located at 36 Broome Corporate Parkway, Town of Conklin, Broome County, New York. The proposed approximately 9,000 square foot, single-story facility would consist of a pre-engineered metal building constructed at grade on a concrete slab. The facility would include a daycare center, multi-use rooms, community rooms, office space, kitchen, shower facilities and restrooms. In addition, an emergency generator would be installed at the back of the building. In addition to providing day care services, the proposed facility would also serve as a shelter, operational command post and food distribution center during emergencies.			
Name of Applicant or Sponsor: William Dumain, Jr., Town of Conklin Supervisor		Telephone: 607-775-4114 E-Mail: supervisor@townofconklin.com	
Address: 1271 Conklin Road			
City/PO: Conklin	State: New York	Zip Code: 13748	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: The project would be funded using CDBG-DR funds as well as funds provided by the Broome County Industrial Development Authority			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		6.5 acres	
b. Total acreage to be physically disturbed?		2 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		8.7 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			



<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p>		
<p>Applicant/sponsor name: <u>William Dumas Jr.</u></p>		<p>Date: <u>10/8/10</u></p>
<p>Signature: <u>[Signature]</u></p>		



**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 Register of Historic Places]	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]	Green Floater
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]	No

Project:

Date:

***Short Environmental Assessment Form***  
***Part 2 - Impact Assessment***

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing:		
a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Project:

Date:

### **Short Environmental Assessment Form Part 3 Determination of Significance**

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

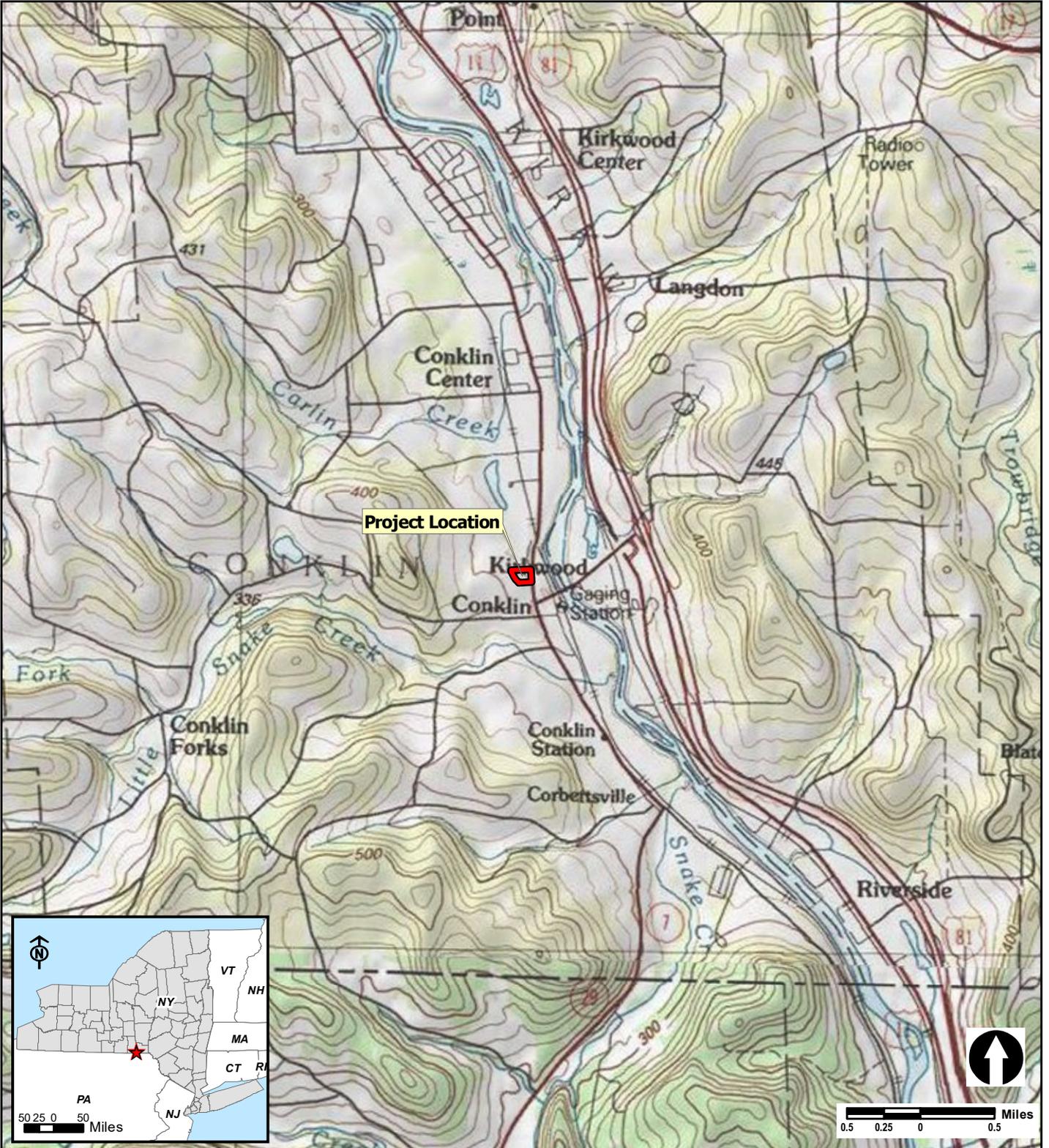
\_\_\_\_\_  
Title of Responsible Officer

*Lou A. Smith*

*Cathy L. Boyd*

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from Responsible Officer)



 Project Site

**Figure 1**  
**USGS Regional Location**  
Conklin Community and Family Center Project  
Broome County, New York



 Project Site  
 Roads

**Figure 2**  
**Project Area**  
**Conklin Community and Family Center Project**  
**Broome County, New York**

Source: NYS GIS Program Office, (2017). Service Layer Credits: Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



**EXISTING LEGEND:**

- ⊠ Denotes Existing Telephone Riser
- ⊠ Denotes Existing Electric Pull-Box
- ⊠ Denotes Existing Manhole
- ⊠ Denotes Existing Water Valve
- ⊠ Denotes Existing Fire Hydrant
- ⊠ Denotes Existing Utility Pole
- ⊠ Denotes Existing Baseline Point
- ⊠ Denotes Existing Benchmark
- ⊠ Denotes Existing Property Pin
- ⊠ Denotes Existing Concrete Monument
- ⊠ Denotes Existing Sign
- W — Denotes Water Line
- ST — Denotes Storm Sewer Line
- SA — Denotes Sanitary Sewer Line
- D/H — Denotes Overhead Electric Line
- TEL — Denotes Existing Telephone Line
- 950.31 Denotes Existing Ground Elevation
- 950 Denotes Existing Ground Contour
- Denotes Existing Property Line

**PROPOSED LEGEND:**

CONCRETE CURB	
ASPHALT PAVEMENT	
CONCRETE WALK	
CHAIN-LINK FENCE	
PAVEMENT STRIPING	
PIPE BOLLARD	
HANDICAP SYMBOL	
DIRECTIONAL ARROW	
SWALE	
CONIFEROUS TREE	

**KEY NOTES**

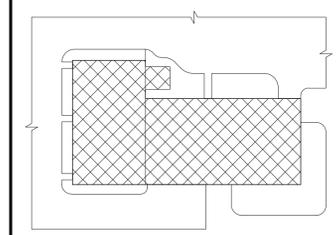
- 1 PROVIDE 9,330 ± SQUARE FEET 1 STORY BUILDING.
- 2 PROVIDE STANDARD DUTY ASPHALT PAVEMENT, SEE DETAIL 1 / C-300.
- 3 PROVIDE DUMPSTER AREA, SEE DETAIL 10/C-301 FOR CONCRETE SLAB.
- 4 PROVIDE EMERGENCY GENERATOR, SEE DETAIL 10/C-301 FOR CONCRETE SLAB.
- 5 PROVIDE SHIPPING / RECEIVING AREA.
- 6 PROVIDE DAYCARE PLAY AREA.
- 7 PROVIDE PAVEMENT STRIPING, SEE DETAIL 4 / C-300.
- 8 PROVIDE STORMWATER MANAGEMENT AREA.
- 9 PROVIDE SIDEWALK RAMP, SEE DETAIL 12 / C-300.
- 10 PROVIDE VINYL FENCE, SEE DETAIL 4/C-304.
- 11 PROVIDE BOLLARD, SEE DETAIL 6/C-300.

**ZONING INFORMATION**

MUNICIPALITY	TOWN OF CONKLIN	
STATUS	ZONED "EDDZ" ECONOMIC DEVELOPMENT DISTRICT	
ITEM	REQUIRED *	PROPOSED
Minimum Lot Size	N/A	283,662.7 S.F.
Minimum Lot Width	N/A	545 FT ±
Maximum Lot Coverage	N/A	44,693.56 S.F.
Maximum Building Footprint	N/A	9330 ± S.F.
Maximum Building Height	N/A	20 FT ±
Minimum Front Yard Setback	N/A	55'-6"
Minimum Side Yard Setback	N/A	38'-7" (Right), 156'-3" (Left)
Minimum Rear Yard Setback	N/A	258'-6"
TOWN CODES	Pending Town Of Conklin Review For Zone "EDDZ"	
Address	1271 Conklin Rd., Conklin, NY 13748	
Code Enforcement Officer	Nick Vascello	
Phone/Fax Number	(607) 775-3456	

\* SETBACKS REQUIRED FOR EDDZ ZONE TO BE ESTABLISHED BY THE TOWN OF CONKLIN.

**Key Plan**



**NOT FOR CONSTRUCTION**

No.	Revision	Date

**Project Name**  
TOWN OF CONKLIN  
CONKLIN WELLNESS CENTER

**CONKLIN** NEW YORK

**Contract**  
C-CONTRACT

**DELTA**  
ENGINEERS, ARCHITECTS, & LAND SURVEYORS

860 Hooper Road  
Endwell, New York 13760  
Tel: 607.231.6600  
Fax: 607.231.6650  
Email: mail@delta-eas.com  
www.delta-eas.com

**Seal**

**Phase**  
60% SUBMISSION

**Project No.**  
2018.076.001

UNAUTHORIZED ALTERATION OF THIS DRAWING IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, SECTION 7209, SUBDIVISION 2.

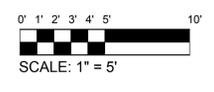
**Date**  
2019.01.11

**Drawing Title**  
SITE PLAN

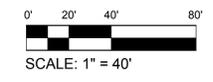
**Drawing No.**  
C-200



**2 INSERT "A"**  
C-200 SCALE: 1" = 5'



**1 SITE PLAN**  
C-200 SCALE: 1" = 40'





**Governor's Office of  
Storm Recovery**

**ANDREW M. CUOMO**  
Governor

**Town of Conklin – Conklin Community Center Project**  
**SEQRA Distribution List**

**Involved**

William Dumain, Jr., Supervisor  
Town of Conklin  
1271 Conklin Road  
Conklin, NY 13748

Copy to:

Sherrie Jacobs, Town Clerk  
Tom DeLamarter, Public Works  
Brian Coddington, Highway Superintendent

David Bimber, Regional Permit Administrator  
New York State Department of Environmental  
Conservation, Region 7 Office  
Kirkwood Sub-Office  
1679 NYS Route 11  
Kirkwood, NY 13795

Jack Williams, P.E., Regional Director  
New York State Department of Transportation Region 9  
44 Hawley Street  
Binghamton, NY 13901

**Interested**

Mr. Ron Rausch, Director  
Environmental Management Bureau  
Office of Parks, Recreation and Historic Preservation  
625 Broadway, 2nd Floor  
Albany, NY 12238

Mr. Randy Andre  
Chief of Mitigation Programs & Agency Preservation  
Officer  
NYS Division of Homeland Security & Emergency  
Services  
1220 Washington Avenue  
Bldg 7A, Floor 4  
Albany NY 12242

Joseph A. Mihalko, Broome County Clerk  
Edwin L. Crawford County Office Building, 3rd Floor  
60 Hawley Street (P.O. Box 2062)  
Binghamton, NY 13902

Michael A. Ponticiello, Director  
Broome County Emergency Services  
153 Lt. Van Winkle Drive  
Binghamton, NY 13905

Frank Evangelisti, Director of Planning  
Edwin L Crawford County Office Bldg. 5th Floor  
60 Hawley Street (PO Box 1766)  
Binghamton, NY 13902

## Lead Agency Letter Responses



November 15, 2018

Lori A. Shirley, Certifying Officer  
Governor's Office of Storm Recovery  
38-40 State Street  
Albany, NY 12207

Dear Ms. Shirley:

**RE: SEQR LEAD AGENCY DESIGNATION  
CONKLIN COMMUNITY AND FAMILY CENTER  
TOWN OF CONKLIN, BROOME COUNTY  
NYSDOT SEQR CASE #18-013**

The Department concurs with the Governor's Office of Storm Recovery serving as Lead Agency for the subject project. Please consider the Department as an Involved Agency with regard to notifications and review of site plans and project documents, especially activities that pertain to, or impact, State Route 7.

If you have any further questions, please contact Kathryn Mangan of our Regional Planning and Program Management Office at (607) 721-8254.

Sincerely,

for Pamela M. Eshbaugh, P.E.  
Regional Planning & Program Manager

PME/KAM/jmt

Encl.

ec: R. Sperski, Broome County Resident Engineer  
D. Pencek, Assistant to the Regional Director  
S. Murphy, Chair, Regional Site Plan Committee  
C. Niederriter, Regional Permits Office  
J. Taylor, Regional Planning and Program Management Office

c: File: SEQR 18-013  
Blue



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c: File: SEQR 18-013  
Blue



**Governor's Office of  
Storm Recovery**

REC'D OCT 17 2018

**ANDREW M. CUOMO**  
Governor

October 15, 2018

Re: Lead Agency Designation for Environmental Review for the Town of Conklin – Conklin Community and Family Center Project (Broome County, New York)

Dear Involved/Interested Agency:

The Governor's Office of Storm Recovery ("GOSR") proposes to serve as lead agency under the National Environmental Policy Act ("NEPA") and State Environmental Quality Review Act ("SEQRA") and related laws for the environmental review of the Town of Conklin – Conklin Community and Family Center Project (the "Proposed Action"). GOSR is conducting an environmental review of the Proposed Action on behalf of the State of New York as the recipient of Community Development Block Grant - Disaster Recovery ("CDBG-DR") funds from the U.S. Department of Housing and Urban Development.

The Proposed Action consists of the construction of a new Community and Family Center on a parcel of land located at 36 Broome Corporate Parkway, Town of Conklin in Broome County. In addition to providing day care services, the proposed facility would also serve as a shelter, operational command post, community center and food distribution center during emergencies. The Project site is situated on undeveloped land located east of the Broome Corporate Highway and west of Conklin Road (**see Figure 1 and Figure 2**) in an area outside of the Susquehanna River floodplain.

The proposed approximately 9,000 square foot, single-story facility would consist of a pre-engineered metal building constructed at grade on a concrete slab. The facility would include a daycare center, multi-use rooms, community rooms, office space, kitchen, shower facilities and restrooms. In addition, an emergency generator would be installed at the back of the building.

Construction activities would include:

- Earthwork, tree clearing and grubbing.
- Utility connection to include sewer, water, natural gas and electricity
- Foundation construction and installation
- Ingress/egress to the facility from Corporate Drive
- Onsite parking and drainage improvements

Tropical Storm Lee inundated the Town of Conklin with storm water in 2011 and, coupled with the 2006 floods, resulted in the loss of 141 residential properties. The rapidly rising floodwater submerged the existing community center, eliminating its use as a shelter and centralized location to distribute critical supplies to displaced residents. In reviewing the actions taken during the 2011 floods, Broome County emergency management officials stated that having a fixed shelter in the Town of Conklin would have been a tremendous aid to its efforts to protect residents. Construction of the proposed facility would mitigate against interruptions in the provision of emergency operations by relocating the Town's

emergency command center outside of the floodplain. In addition, the Project will increase public safety in the Town and region by providing a safe, secure and sanitary emergency shelter and centralized emergency operations distribution center.

This action has been preliminarily classified as an UNLISTED action pursuant to SEQRA. Additional information regarding the Proposed Action and its location are provided in the enclosed Short Environmental Assessment Form. The review of the Proposed Action under NEPA and SEQRA would satisfy the requirements of 24 CFR Part 58 and 6 NYCRR Part 617.

Your agency or organization has been identified as a potential cooperating, involved, or interested agency for the review and approval of the Proposed Action. If your agency consents to GOSR's serving as the lead agency for review under SEQRA, please so indicate by signing this letter and returning it at your earliest convenience to Lori A. Shirley at 38-40 State Street Albany, NY 12207 or simply email a signed copy to [Lori.Shirley@nyshcr.org](mailto:Lori.Shirley@nyshcr.org). If we have not heard from you by November 15, 2018, your consent will be assumed. If you have any questions, please feel free to contact me at (518) 474-0755. Thank you for your consideration and cooperation.

Sincerely,



Lori A. Shirley, Certifying Officer  
Director, Bureau of Environmental Review and Assessment  
Governor's Office of Storm Recovery

The undersigned hereby consents to The Governor's Office of Storm Recovery serving as lead agency for the Town of Conklin – Conklin Community Center Project.

Agency/Organization: Boone County Office of Emergency Services

By: Michael A. Pontciello

Name: Michael Pontciello

Title: Director

Date: 10/25/18

Enclosure: Short Environmental Assessment Form Part 1  
List of Involved and Interested Agencies



**Governor's Office of  
Storm Recovery**

REC'D OCT 17 2018

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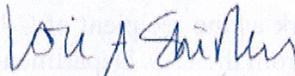
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By: Michael A. Pontciello

Name: Michael Pontciello

Title: Director

Date: 10/25/18

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Lori A. Shirley, Certifying Officer  
Director, Bureau of Environmental Review and Assessment  
Governor's Office of Storm Recovery

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Agency/Organization: Broome County Planning

By: Frank Evangelisti

Name: Frank Evangelisti

Title: Director

Date: 10 23 18

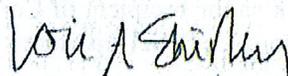
Enclosure: Short Environmental Assessment Form Part 1  
List of Involved and Interested Agencies

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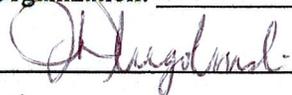
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Governor's Office of Storm Recovery

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Agency/Organization: \_\_\_\_\_

By:  \_\_\_\_\_

Name: JOE DLUGOVENSKI \_\_\_\_\_

Title: DEPUTY REGIONAL PERMIT ADMINISTRATOR

Date: OCT. 19, 2018

Enclosure: Short Environmental Assessment Form Part 1  
List of Involved and Interested Agencies

NYS DEC - REGION 7  
Div. of Environmental Permits  
1285 Fisher Ave  
Cortland, NY 13045