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STATE OF NEW YORK
TOWN OF ONEONTA: COUNTY OF OTSEGO

TOWN OF ONEONTA PLANNING BOARD

In the Matter of the Application of

DECISION

Otsego County Industrial Development Agency

for conceptual site plan approval

Tax Map Nos. 309.00-1-1.03; 309.00-1-1.07;
3009.00-1-1.121

At a meeting scheduled for the 21st day of September, 2015, the Town of Oneonta Planning Board considered the application of the Otsego County Industrial Development Agency ("IDA") for conceptual site plan approval for the potential buildout of the vacant land owned by the IDA located at the Pony Farms Industrial Park in the Town of Oneonta, New York.

Sandy Mathes from the IDA and Travis Smigel from Delaware Engineers, P.C. appeared in support of the application. According to the application and the comments from the IDA during Planning Board meetings, the IDA is seeking approval of a conceptual site plan approval for three new buildings within the Pony Farms Industrial Park with a total square footage for all three building not to exceed 400,000 square feet. The IDA's representative indicated that there are no specific plans for any of the building sites but is seeking an approval of the conceptual site plan in order to convince new businesses to invest money into the local economy.

Mr. Mathes acknowledged that there are no specific plans for the development and indicated that the buildings may be used as warehouses or manufacturing or a combination of both and understands that each use may have different impacts that will need to be addressed by the Planning Board once the use is identified.

The IDA is seeking approval of a conceptual site plan that will allow up to three buildings with a total square footage of not more than 400,000 square feet with each building being 200,000 sq. ft, 150,000 sq. ft, and 50,000 sq. ft. and there will be no more than 170 parking spaces for all three building uses. The IDA has confirmed that the City of Oneonta has agreed to provide sewer and water service for all future development at the Pony Farms Industrial Park.

The Planning Board declared itself lead agency and sent the required notification to all interested parties required by law. No party objected to said declaration. The IDA's application was also forwarded to the Otsego County Planning Department for its review and consideration. Both the Otsego County Planning Department and the NYS Department of Transportation ("NYSDOT") raised concerns about the potential increase in traffic and the adequacy of the nearby thoroughfares. NYSDOT initially requested a traffic study for the full build-out of the highest impacted use in order to accurately assess the potential cumulative traffic impacts but thereafter agreed to accept a trip generation statement for future planning purposes as NYSDOT considers the traffic impacts for the entire NYS Route 7 and NYS Route 205 corridor. A copy of the September 17, 2015 letter from Scott Vergason, P.E., Assistant to the Regional Director of the DOT is attached hereto.

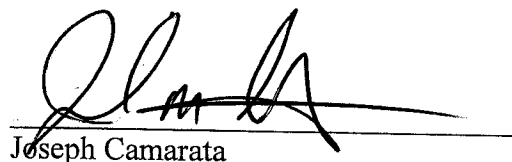
The Planning Board has considered the application and approves the conceptual site plan for the amended site plan, dated June 22, 2015, and attached hereto subject to the following conditions:

- 1) The City of Oneonta providing sewer and water service for all such uses.
- 2) After identification of a specific land use or land uses for each building, a detailed site plan shall be submitted to the Planning Board for its review and approval. The detailed site plan(s) shall include all information required by the Town of Oneonta Town Code relative to site plan review, including but not limited to specific details for lighting, pedestrian access, number of parking spaces, stormwater control facilities.

- 3) Based on the information submitted to it, NYSDOT has determined that the potential increase in traffic, resulting from the proposed total square footage in the conceptual site plan of 400,000 square feet, via three buildings, does not require a traffic impact study. As such, the DOT has determined that mitigation of existing infrastructure on the State system by the developer will not be a requirement of NYSDOT's approval, and the Planning Board adopts this recommendation. If in the future additional buildings/square footage are proposed or a change of use is proposed or additional information is received, the Planning Board and NYSDOT will require a revised trip generation report which subsequently may require a traffic impact study and possible mitigation, and site plans will require implementation of any mitigation measures that may be required by NYSDOT to alleviate traffic impacts for each building site.
- 4) Implementation of mitigation measures identified by New York's State Historic Preservation Office to alleviate impacts to cultural resources will be incorporated into the construction sequencing as appropriate.
- 5) Implementation of stormwater control measures required by current regulations will be incorporated into the construction sequencing as appropriate.
- 6) Permits and approvals from any and all other agencies shall be secured prior to application for a building permit; mitigation measures or conditions of other permits shall be implemented as appropriate during construction and operation of the facility(ies).

Based upon the foregoing, the requested conceptual site plan is, therefore, approved by a 5 to 0 vote.

Dated: November 16, 2015.


Joseph Camarata