



Town of Union

Application For Site Plan Review

Submit To:
Town of Union Building Department
Town Hall
3111 East Main Street
Endwell, New York 13760
Contact Information:
Telephone: 607.786.2926
Fax: 607.748.0041
E-Mail: m.lane@townofunion.com

Project Name: Traditions Resort & Casino

Property Location Information

Broome County Tax Map Information

Section: 142.07 Block: 1 Lot: 9.1

Section: 126.04 Block: 1 Lot: 10.111

Street Address: 4101, 4301, 4300 Watson Blvd

City/State/Zip Code: Union

Nearest Intersection: Barton Ave. and Watson Blvd.

Applicant Information

Applicant Name: Walsh & Sons Construction, Corp.

Street Address: 200 Plaza Drive

City/State/Zip Code: Vestal, NY 13850

Telephone: 607-729-0670

Fax: 607-729-5149

E-Mail: b.walsh@walshandsons.com

Property Owner Information

Owner Name: Homestead Village Development Group

Street Address: 200 Plaza Drive

City/State/Zip Code: Vestal, NY 13850

Telephone: 607-729-0670

Fax: 607-729-5149

E-Mail: b.walsh@walshandsons.com

Professional Engineer/Architect Information

Architect/Engineer Name: Alexander N. Urda, P.E., CPESC

Firm Name: Urda Engineering, PLLC

Street Address: PO Box 142, 102 Main Street

City/State/Zip Code: Windsor, NY 13865

Telephone: 607-760-6545

Fax: None

E-Mail: alex@urdaengineering.com

Attorney Information

Attorney Name: John G. Dowd, Attorney at Law

Firm Name: The Law Office of John G. Dowd

Street Address: 29 Industrial Park Drive, PO Box 1905

City/State/Zip Code: Binghamton, NY 13904

Telephone: 607-744-3961

Fax: 607-786-8683

E-Mail: jdowd@jdowdlaw.com

Primary Contact Designation (This is the lead contact person for the project to whom all official Town of Union correspondence will be directed. Please check only one box.)

Applicant

Property Owner

Architect/Engineer

Attorney

Project Information

Project Description

Please provide a description of the project, and the proposed use and operation thereof, including an explanation of the design concept and how the project fits into the district or neighborhood.

The project involves development of the Traditions Resort & Casino, as well as a seasonal outdoor event venue, and associated access roads, utility modifications, parking, and stormwater controls. The proposed building will be an extension of the existing Traditions resort. The footprint will be approximately 90,000 SF. Two sublevels of parking garage and the Casino will be Phase 1. Phase 2 will involve the upper two floors (2nd floor retail/resort, 3rd floor hotel addition). The 2nd and 3rd floors match up with the 1st and 2nd floors, respectively, of the existing resort.

The existing access drive will be relocated to the west to provide direct access to and from the main entrance of the casino, and also tie into the existing access loop converted to one-way traffic to the existing resort and Phase 2 improvements. There are currently 656 parking stalls at the facility, and will be increased to 2,275 within Phase 1. Data below is for the contiguous PUD properties. Split numbers are for (4101/4301) Watson.

Property Information

Current Zoning: Planned Unit Development (PUD) **Lot Dimensions:** Varies **Acres:** 405+/-

Zoning of Abutting Properties: North: Rural Re South: Gen. Com. East: PUD West: Res, Open

Current Land Use of Property: Existing Traditions Resort, Spa, and 18-hole golf course. Some vacant (4300 Watson Blvd)

Proposal Information

Existing Building Area Coverage: Square Feet: 34,054 / 18,352 Percent Lot: 0.6% / 0.2% N/A

Proposed Building Area Coverage: Square Feet: 124,054 / 18,352 Percent Lot: 2.1% / 0.2%

Height of Proposed Buildings: Feet: 85 feet Stories: 5

Utility/Service Provider Information

Fire District: Endwell

Water District: Johnson City

Sewer District: Johnson City

School District: Maine-Endwell

Electric/Gas: NYSEG

Sign Information

Are there any existing freestanding or wall signs?
 Yes No # of wall: # of freestanding:

Are freestanding or wall signs proposed?
 Yes No # of wall: # of freestanding:

Plans indicating location, size, color, and materials must be submitted.

State Environmental Quality Review Act (SEQRA) Information

Are there any wetlands located on the site? Yes No If Yes, check appropriate regulator U. S Army Corps. NYSDEC

Is the proposed action a Type I, Type II, or Unlisted Action under SEQRA? Type I Type II Unlisted Action

I hereby depose and certify that the above statements and information, and all statements and information contained in supporting documents and drawings attached hereto, are true and correct.

Applicant's Name: William Walsh

Applicant's Signature: 

Date: 3/28/2014