



# Planned Unit Development Application/Summary Worksheet



Applicant Information	Property Information
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<p>Applicant Name: <u>WILLIAM WALSH</u></p> <p>Applicant Address: <u>200 PLAZA DR</u></p> <p>Applicant City, St, Zip: <u>VESTAL NY 13850</u></p> <p>Applicant Telephone: <u>607-729-0670</u></p> <p>Applicant Fax: <u>607-729-5149</u></p> <p>Applicant E-Mail: <u>B.WALSH@WALSHANDSONS.COM</u></p> <p>Does The Proposal Involve Subdivision Of The Property? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>Does The Proposal Involve The Creation Of A Homeowner's Association? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>Will The Proposed Road Network Be Constructed To Town Standards And Offered For Dedication As Public Streets? <input type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>Estimated Water Usage: _____ GPD</p> <p>Estimated Daily Sewage: _____ GPD</p>	<p>Project Name: <u>TRADITIONS RESORT + CASINO</u></p> <p>Project Address 1: <u>4101 WATSON BLVD</u></p> <p>Project Address 2: <u>JOHNSON CITY NY 13790</u></p> <p>Nearest Cross Street: <u>COUNTRY CLUB</u></p> <p>Tax Map Number 1: <u>142.07-1-9.1</u></p> <p>Tax Map Number 2: _____</p> <p>Total Number of Acres: <u>450+</u></p> <p>Current Zoning: <u>PUD</u></p> <p>Surrounding Land Uses N: <u>REC</u></p> <p>Surrounding Land Uses S: <u>COM</u></p> <p>Surrounding Land Uses E: <u>RES</u></p> <p>Surrounding Land Uses W: <u>REC</u></p>
<p>Estimated Number Of Vehicle Trips Per Day: _____</p>	
<p>Proposed Site Amenities: <input checked="" type="checkbox"/> Pool <input checked="" type="checkbox"/> Fitness Center <input type="checkbox"/> Tennis Courts <input type="checkbox"/> Basketball Courts <input type="checkbox"/> Walking Trails <input type="checkbox"/> Other</p>	

<p>Proposed Uses</p> <hr/> <p>Check All Uses That Apply</p> <hr/> <p>You Must Check At Least Two</p>	<input type="checkbox"/> Housing	# Units: _____	# Stories: _____	Height: _____	Street Setback: _____	Rear Setback: _____
	<input checked="" type="checkbox"/> Retail	# Sq. Ft.: <u>30,000</u>	# Stories: <u>1</u>	Height: <u>10'</u>	Street Setback: <u>750</u>	Rear Setback: _____
	<input type="checkbox"/> Professional Office	# Sq. Ft.: _____	# Stories: _____	Height: _____	Street Setback: _____	Rear Setback: _____
	<input checked="" type="checkbox"/> Hotel/Conference	# Sq. Ft.: <u>90,000</u>	# Stories: <u>1</u>	Height: <u>10'</u>	Street Setback: <u>750</u>	Rear Setback: _____
	<input type="checkbox"/> Light Industrial	# Sq. Ft.: _____	# Stories: _____	Height: _____	Street Setback: _____	Rear Setback: _____
	<input checked="" type="checkbox"/> Site Amenities	# Sq. Ft.: <u>150,000</u>	# Stories: <u>2</u>	Height: <u>20'</u>	Street Setback: <u>750</u>	Rear Setback: _____
<input type="checkbox"/> Other	# Sq. Ft.: _____	# Stories: _____	Height: _____	Street Setback: _____	Rear Setback: _____	
<p><input type="checkbox"/> New Application <input type="checkbox"/> Revision/Amendment Of Previously Approved Application</p>						

I hereby certify that to the best of my knowledge and belief, the information contained above is true and accurate.

Applicant's Signature: William Walsh Date: 11/8/13

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.

MULTI-PHASE ADDITION TO EXISTING BUILDING. SITE WORK IMPROVEMENTS INCLUDING DRIVEWAYS, PARKING, UTILITY UPGRADES, LANDSCAPING & SITE LIGHTING. FACADE TO MATCH EXISTING BUILDING TO BE UTILIZED AS A GAMING, RESTAURANT + HOTEL FACILITY WITH A 24/7 OPERATION.

Property Information

Current Zoning:

PUD

Lot Dimensions:

Acres: 4.50

Zoning of Abutting Properties:

North: REC

South: COM

East: RES

West: REC

Current Land Use of Property:

HOTEL, RESTAURANT, GOLF, CONFERENCE CENTER 24/7 OPERATION

Proposal Information

Existing Building Area Coverage:

Square Feet:

20,000

Percent Lot:

0.3%

N/A

Proposed Building Area Coverage:

Square Feet:

90,000

Percent Lot:

1.5%

Height of Proposed Buildings:

Feet:

40

Stories:

3

Utility/Service Provider Information

Fire District:

ENDWELL FIRE

Water District:

JOHNSON CITY

Sewer District:

JOHNSON CITY

School District:

MAINE ENDWELL

Electric/Gas:

NYSEB

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:

*William Walsh*

Date:

11/8/13



# Planned Unit Development Application/Summary Worksheet



Applicant Information	Property Information
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Applicant Name: William Walsh

Applicant Address: 200 Plaza Drive

Applicant City, St, Zip: Vestal, NY 13850

Applicant Telephone: 607-729-0670

Applicant Fax: 607-729-5149

Applicant E-Mail: B.Walsh@walshandsons.com

Project Name: Traditions Resort and Casino

Project Address 1: 4101, 4207, 4300 & 4311 Watson Blvd.

Project Address 2: 29 Barton Avenue

Nearest Cross Street: Watson Boulevard & Barton Avenue

Tax Map Number 1: 142.07-1-9.1, 142.11-2-16, 142.02-1-20,

Tax Map Number 2: 126.04-1-10.111, & 142.11-2-14

Does The Proposal Involve Subdivision Of The Property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Does The Proposal Involve The Creation Of A Homeowner's Association?	<input type="checkbox"/> YES <input type="checkbox"/> NO
Will The Proposed Road Network Be Constructed To Town Standards And Offered For Dedication As Public Streets?	<input type="checkbox"/> YES <input type="checkbox"/> NO
Estimated Water Usage: _____ GPD	Estimated Number Of Vehicle Trips Per Day: _____
Estimated Daily Sewage : _____ GPD	

Total Number of Acres: 420 +/-

Current Zoning: PUD, General Comm., & Urban Single Family

Surrounding Land Uses **M**: Mixed Use Planned Unit Development

Surrounding Land Uses **S**: Railroad/Commercial

Surrounding Land Uses **E**: Commercial, PUD

Surrounding Land Uses **W**: Residential, PUD

Proposed Site Amenities:  Pool  Fitness Center  Tennis Courts  Basketball Courts  Walking Trails  Other

<b>Proposed Uses</b> <hr/> <b>Check All Uses That Apply</b> <hr/> <b>You Must Check At Least Two</b>	<input type="checkbox"/> Housing	# Units: _____	# Stories: _____	Height: _____	Street Setback: _____	Rear Setback: _____
	<input checked="" type="checkbox"/> Retail	# Sq. Ft.: <u>30,000</u>	# Stories: <u>1</u>	Height: <u>10'</u>	Street Setback: <u>750'</u>	Rear Setback: _____
	<input type="checkbox"/> Professional Office	# Sq. Ft.: _____	# Stories: _____	Height: _____	Street Setback: _____	Rear Setback: _____
	<input checked="" type="checkbox"/> Hotel/Conference	# Sq. Ft. <u>90,000</u>	# Stories: <u>1</u>	Height: <u>10'</u>	Street Setback: <u>750'</u>	Rear Setback: _____
	<input type="checkbox"/> Light Industrial	# Sq. Ft. _____	# Stories: _____	Height: _____	Street Setback: _____	Rear Setback: _____
	<input checked="" type="checkbox"/> Site Amenities	# Sq. Ft.: <u>150,000</u>	# Stories: <u>2</u>	Height: <u>20'</u>	Street Setback: <u>750'</u>	Rear Setback: _____
<input type="checkbox"/> Other	# Sq. Ft.: _____	# Stories: _____	Height: _____	Street Setback: _____	Rear Setback: _____	

New Application  Revision/Amendment Of Previously Approved Application

I hereby certify that to the best of my knowledge and belief, the information contained above is true and accurate.

Applicant's Signature: *William Walsh* Date: 3/4/14



# 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:  1 # of freestanding:  2

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