



PLANNING DEPARTMENT  
**VILLAGE OF JOHNSON CITY**

MUNICIPAL BUILDING  
243 MAIN STREET • JOHNSON CITY, NY 13790

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July 29, 2015

Gina Curcio  
Crux Properties LLC  
29 Virginia Avenue  
Binghamton, NY 13905

Re: Site Plan Approval  
Oakdale Crossings  
157 Oakdale Road  
Tax Map #143.37-1-4.1

Dear Ms. Curcio:

On Tuesday, June 23, 2015, the Village of Johnson City Planning Board approved the Negative Declaration under SEQRA, and on July 28, 2015, approved the site plan to construct a new 14,211 square foot 4-story mixed use building at 157 Oakdale Road with the following stipulations:

- 1) Per Fire Department comments, prior to the issuance of any building permit, the building plans shall be submitted to the Fire Marshal for review of the fire alarm systems, fire truck access to the building and the sprinkler systems that will be used in the building design.
- 2) All comments from the Department of Public Works noted at the end of this letter shall be addressed, and the SWPPP shall be reviewed and approved by the Department of Public Works prior to the issuance of any building permit.
- 3) The site plan shows two water lines, one for domestic and one for fire service. Any water service over 2" in diameter must be ductile iron. Prior to the issuance of a building permit, calculations for how the water service sizes were determined shall be submitted for review and approval by the Public Works Department.
- 4) The sewer lateral must be either SDR 35 PVC or ductile iron.
- 5) The applicant's engineer shall submit the application for the Binghamton-Johnson City Joint Sewer Plant Flow Credit program as soon as possible. No building permit shall be issued until the requirements of the program have been approved.
- 6) The parking lot shall be striped prior to the issuance of a Certificate of Occupancy.

- 7) Approved landscaping shall be installed by May 31, 2017. If the landscaping is not installed prior to the issuance of any Certificate of Occupancy, a bond shall be posted upon review by the Code Enforcement Official, to be accepted by the Village Board and held in an interest-bearing account, to be returned with interest upon completion of the landscaping. The landscape plan shall be revised with labels per the key.
- 8) Per § 300-54.2.E, all required landscaping shall be maintained in healthy condition by the property owner. Failure to maintain such landscaping or to replace dead or diseased landscaping required by this chapter shall constitute a violation of these regulations.
- 9) Dumpster enclosure details shall be submitted prior to the issuance of a Certificate of Occupancy.
- 10) Cut sheets for outdoor lighting fixtures shall be submitted to the Planning and Code Enforcement Offices for review and approval prior to their installation.
- 11) A sign permit shall be submitted to the Building Permits office for all proposed signage prior to installation. All temporary signs (including price signs), portable signs, search lights, balloons, sidewalk and curb signs shall be reviewed and approved by the Code Enforcement Office prior to being placed on the property. Signs that flash, blink, rotate, or move are not permitted.
- 12) Per § 300-63.8, the Planning Board hereby waives six (6) parking spaces or 4% of the required total parking spaces based upon applicant's demonstration the site can support the required number of spaces should the need arise in the future. Pursuant to § 300-63.8, the Planning Board may, at its discretion, reduce the required number of parking spaces by up to 25% upon determination that the applicant can demonstrate by submittal of an alternate parking/site plan that the site can support the required number of spaces, should the need arise in the future. If the Planning Board determines that waived parking, paving and striping are needed to provide necessary off-street parking, it may order the installation thereof. Any certificate of occupancy issued for any parking area and the building or use served thereby, where the number of spaces has been waived, shall be deemed conditional upon the possible requirement for the future development of the additional off-street parking upon such order by the Planning Board. Failure to comply with such order within the time fixed thereby shall constitute a violation of § 300-63.8.
- 13) The completion date for the project shall be May 31, 2017. Should obstacles arise, the applicant may request an extension from the Planning Board prior to the completion date.
- 14) Two hard-copy final versions of the site plan and landscaping plan, as approved by the Village Planning Board, shall be submitted to be stamped and signed by the Village of Johnson City following approval. Once the applicant signs and returns the letter of decision, and upon completion of all stipulations of approval, the applicant may apply for a building permit.

Letter of Site Plan Approval - Oakdale Crossings...

- 15) The applicant shall be required to acknowledge all of the above conditions, in writing, prior to the issuance of a Building Permit for the building. The applicant agrees to follow stipulations of approval in strict accordance with the site plan approved by the Planning Board. Should the applicant change the site plan approved by the Planning Board, even if by petition to the Village's Zoning Board of Appeals, the site plan approval will become null and void and the applicant must resubmit a new site plan to the Village of Johnson City Planning Board.

**Please review this Letter of Approval, sign below to certify that you understand and agree to the stipulations, and return it to Diane Salva at the Village of Johnson City.** If you have any questions, please do not hesitate to contact me at (607) 786-2926.

Most sincerely,



Marina A. Lane  
Senior Planner

I, Gina Curcio, do hereby agree to adhere to  
Print Name  
all the conditions described in this Letter of Approval.

Gina Curcio 7/30/15  
Signature Date

cc: M. Haas, HAAS Landscape Architects  
D. Golazeski, DCPW Codes & Ordinances  
R. Bennett, Director of Public Services  
D. Salva, Village Deputy Clerk  
P. Nelson, Director of Planning, Town of Union, for the Village  
J. Jacobs, Attorney for the Village

**Public Works & Water Dept. Department Head Comments:**

1. A SWPPP is required.
2. There is no municipal storm drainage with Oakdale Road in the area of the site. The former trailer park was graded to flow to the storm drainage in Harry L. Drive, therefore

the proposed on-site storm drainage design shall ensure that all on-site storm drainage is held on site.

3. The north entrance/exit should be striped to indicate ingress and egress.
4. If there is not an existing sewer lateral to connect to, the Sewer Plant Flow Credit program shall be met.
5. A maintenance program shall be developed and adhered to regarding the proposed pervious pavement.
6. Size and material of proposed fire service and domestic service is required and must enter the building at right angle to water main.
7. Location of the water meter / mechanical room must be supplied to the Water Department; it must be on the east side of the building.
8. The following sections of the water code apply: No permits shall be granted until the Public Works Department is supplied with a detailed plan and engineer's report for backflow device.
9. The following sections of Code apply:

§ 270-28. Piping installation from main to curb stop and box; expense.

The installation of all service piping from the water main to and including the curb stop and curb box shall be made by the Department at the expense of the owner of the premises served. Charges for services and meters are payable in advance and at rates established from time to time by the Department.

§ 270-29. Services to be constructed at right angles to main.

All water services shall be constructed at right angles to the main for their entire length into the premises.

§ 270-56. Charge for private fire line. [Added 5-18-1991 by L.L. No. 4-1991]

The following charges for private fire lines connected to sprinkler systems shall be payable annually for service in arrears:

#### ARTICLE VI, Fire Services

§ 270-74. Submission of plans for fire services.

Original installation plans and any later revisions which fully meet fire underwriter's requirements must be submitted to the Department.

§ 270-75. Application required.

An applicant will be required to sign an application form that will be furnished upon request. § 270-78. Installation of detector check.

In all instances of fire services over two (2) inches in size and of a distance greater than seventy-five (75) feet from the main to the premises, a detector check will be installed. No charge will be made for water used to extinguish accidental fires.

§ 270-79. Installation of detector check bypass to handle leakage; damage caused from leakage.

The owner must provide and install a detector check bypass or similar device acceptable to the Department which will suitably handle fire flows and leakage. Owners must pay for maintenance, leakage and any damage caused by leakage of the fire service.