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April 6, 2022

Town Board of the Town of Kirkwood
70 Crescent Drive
Kirkwood, NY 13795
bldgcode@townofkirkwood.org

**Re: Kirkwood Warehouse Investors, LLC
Application for Zone Change
Tax Map #162.15-2-12**

Dear Supervisor Grubham and Town Board Members,

Please accept this application for zone change as a separate application but in conjunction with the application for zone change for the Five Mile Point Warehouse Investors, LLC project. You will note on the attached map that this is a long, narrow parcel located on the South side of the Five Mile Point Speedway which is currently land locked. Rezoning it to Industrial Development will provide consistency with the property to the South owned by the same owner which is currently zoned Industrial Development and the proposed zone change of the parcel to the North, creating a consistent Industrial Development zoning designation for these properties.

We provide this as a separate request due to the separate ownerships and principles which are not common to both projects.

Very truly yours,

HINMAN, HOWARD & KATTELL, LLP

By: 
Sarah Grace Campbell

SGC/tl
Attachments

Application to Kirkwood Town Board for Change in Zoning

Date _____ CZ# _____

I (we) Kirkwood Warehouse Investors, LLC residing at 1777 SENTRY PKWY W Blue Bell, PA 19422 request that the Kirkwood Town Board consider a change in zoning of the property in the Town of Kirkwood indicated in the map which is affixed to this application, which is all of/a part of Kirkwood Tax Map number 102.15-2-12.
Address: 925 MS Route 11, Kirkwood, NY 13795.

The Property is now zoned Multi-Residential and I (we) request that it be zoned Industrial Development.

The reason for the request for rezoning is as follows:

This is a land locked parcel and will connect to an existing Industrial Development parcel owned by the same owner adjacent to the South.

In our opinion such rezoning would not be inconsistent with the land use of surrounding or neighboring land for the following reasons:

This will be consistent with the Industrial development existing to the South and proposed to the North.

I (we) also understand that the Town Board will take formal action and hold a public hearing on the proposal. The Public hearing will be advertised in a local paper and property owners within one thousand feet (1000') of parcel will be notified as prescribed by law. I (we) agree to pay the cost of advertising the hearing and any other reasonable expenses billed by the Town Board. I (we) also agree to submit any additional information that is requested by the Kirkwood Planning Board in making their review of this request.

✓ _____
Print Name _____ Sign Name _____

*Note: Sign declaration on the back of this page.

Date: (Town Board meeting) _____
FROM: Kirkwood Town Board
TO: Kirkwood Planning Board
Planning Board meeting date: _____

The above requested change in zoning is referred to you for study and review. Please report your recommendations back to us no later than: _____, 20____.

Print Name _____ Sign Name _____

Date: (Planning Board meeting) _____
FROM: Kirkwood Planning Board
TO: Kirkwood Town Board
Town Board meeting date: _____

After studying the above application for a change in zoning at a meeting at the Board held on _____, 20____ and due deliberation having been held, said application is:

1. Approved
2. Approved, subject to modification as follows: _____

3. Disapproved because of: _____

Print Name _____ Sign Name _____

Addendum to
Application to Kirkwood Town Board for Change in Zoning

SECTION 809 CERTIFICATION

In accordance with Section 809 of the General Municipal Law of the State of New York, the undersigned certifies in submitting this application that no officer or employee of the State of New York or the County of Broome or Town of Kirkwood is interested in granting said application:

It is understood that:

1. A person is "interested" in such an application when he or his spouse or their brothers, sisters, parents, children, grandchildren or spouse of any of them
 - (a) is the applicant, or
 - (b) is an officer, director, partner or employee of the applicant, or
 - (c) legally or beneficially owns or controls stock of a corporation applicant or is a member of a partnership or association applicant, or
 - (d) is a party to an agreement with such an applicant express or implied, whereby he may receive any payment or other benefit, whether or not for services rendered dependent or contingent upon favorable approval of such application, petition or request.
2. Ownership of less than five percent of the stock of a corporation whose stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.
3. Any person who knowingly and intentionally violates the provisions of Section 809 of said General Municipal Law shall be guilty of a misdemeanor.

The forgoing certification as well as the contents of this entire application is hereby subscribed by the applicant and is hereby affirmed by the applicant as true under the penalties of perjury.

PUBLICATION EXPENSE

I (We), the understand that a public hearing is required to be held on this request that it will be advertised in a local paper as prescribed by law and I (we) agree to pay the cost of advertising the hearing and any other reasonable expenses billed by the Town of Kirkwood. I (we) agree to submit any additional information that is requested in reviewing this request.

Date

Kirkwood Warehouse Investors, LLC
Applicant (sign name)

by ✓
(sign) Applicant (print name)

✓
Telephone Number



PROPERTY DETAIL SUMMARY

Parcel # 162.15-2-12

925 NYS RTE 11, 13795

VIEW:

[GIS Map](#) | [Tax Map](#) | [Real Property \(IMO\)](#) | [Deed](#) | [Streetview](#) | [Bird's Eye](#)

Ownership Information

Property Owner(s): KIRK WAREHOUSE INVESTORS

Mailing Address: 1777 Sentry Pkwy W | Blue Bell, PA 19422

Deed Book & Page: D2463-371

Site Information

Land Area: 11.7 Acres

Property Use: Vacant

Class Code: 340

Water: Public | Sewer: Public

Utilities: Gas & Electric

Broadband Availability

Highway Access: Under 1 mile

Adjacent to Rail? No

Location Map & Directions

Building Information

Year Built: | Historic? No

Square Feet: | Stories: 0

Condition: NA | Grade: NA

Detailed Inventory and Improvement

Assessment Information

Assessed Value: Full Value:

Land: \$6,000 Land: \$9,057

Total: \$6,000 Total: \$9,057

Exemptions: None

School District: Windsor

Special Districts: TP341 SP341 WD341

Property is Taxable

Municipal Taxes School Taxes

Last Sale: None Found

Planning Information

Municipality: Town of Kirkwood

Zoning: Residence Multi

239 Review? Yes, within 500 feet of
State County Road

Most Recent Review: 239-2015-089

Census Tract #: 126 Demographics

In Historic District? No

NYS Historic Tax Credit Eligible? Yes

In Opportunity Zone? No | In HUB Zone? No

In Ag District? No

Fire Coverage: Five Mile Point Fire

Election District: Kirkwood 3 | Officials

Existing FEMA Information

FEMA SFHA: Out, X

Panel #: 3600480004A | Date: 06/01/1977

Official FEMA Map

Preliminary FEMA Information

FEMA SFHA: Out, X

Panel #: 36007C03791 | Date: 02/05/2010

Preliminary FEMA Map

Natural Features

DEC Wetlands? No | NWI Wetlands? Yes

Watershed: Susquehanna River Great Bend

Aquifer: None | Steep Slopes? Yes

Soil(s): Wd CgC CaB

DISCLAIMER: The information provided is prepared from a variety of sources including recorded deeds, plat, tax maps, surveys, and other public records and data. Users of this data are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Broome County assumes no legal responsibility for the information contained herein. Document created on November 17, 2011 by Broome County GIS and Mapping Services.