

**Kelley Diffendorf**

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**From:** Carol Preston  
**Sent:** Tuesday, January 09, 2024 9:29 AM  
**To:** kathryn.Mangan@dot.ny.gov; susan.pitely@dot.ny.gov; jhomo.oconnor@dot.ny.gov; Sandy Wasson; Bob Weingartner; rmckertich@cglawoffices.com; Chad Moran; Daniel Wasson; Gina Middleton; Gordie Woolbaugh; Jim Bukowski; John Mastronardi; Katie Legg; Kelley Diffendorf; Kelli Gallegos (kgallegos@cglawoffices.com); Kevin Balachick; Lora Zier; Mary Kay Sullivan; Mike Maciak; Bruce Nemcek (ban712@stny.rr.com); Duane Travis; Katie Legg; Keegan Coughlin  
**Subject:** FW: FW: Final Five Mile Point Warehouse Proposal Application attached

FYI

**From:** Adam Meinstein <apm@equilibriumequities.com>  
**Sent:** Monday, January 08, 2024 5:01 PM  
**To:** Carol Preston <carol@townofkirkwood.org>  
**Cc:** Taylor, Jennifer M (DOT) <Jennifer.Taylor@dot.ny.gov>; Zier, Lora M. <Lora.Zier@broomecountyny.gov>; Lew Grubham <lgrubham@townofkirkwood.org>; Campbell, Sarah G. <scampbell@hhk.com>; Keith Barney <kbarney@keyscomp.com>  
**Subject:** Re: FW: Final Five Mile Point Warehouse Proposal Application attached

Thanks Carol. We removed this walking path since we are entirely eliminating Frances Street access (except, as discussed, for EMT purposes) and the related Frances Street paving and road improvements.

However, as indicated in Kirkwood public hearings and in our meeting with Broome County, we are receptive to including in our plans the signage, beacons and the crosswalk across NYS Route 990F between the two sections of Valley Park.

Please contact me if you have any questions or require further information or clarifications.

Sincerely, Adam

Adam P. Meinstein  
Five Mile Point Warehouse Investors, LLC  
325 Sentry Parkway  
Building 5 West, Suite 120  
Blue Bell, PA 19422

Office: 215-542-3900  
Fax: 215-542-3909  
Cell: 917-886-3516

On Fri, Jan 5, 2024 at 10:15 AM Carol Preston <[carol@townofkirkwood.org](mailto:carol@townofkirkwood.org)> wrote:

Mr. Meinstein:

Please see the question from NYSDOT. Can you please forward this to anyone who may have the answer if you do not have it and get back to all of us?

Thank you.

Carol Preston

Town of Kirkwood

Building and Code Enforcement

70 Crescent Drive

Kirkwood, NY 13795

607-775-4313

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**From:** Taylor, Jennifer M (DOT) <[Jennifer.Taylor@dot.ny.gov](mailto:Jennifer.Taylor@dot.ny.gov)>

**Sent:** Friday, January 05, 2024 9:38 AM

**To:** Carol Preston <[carol@townofkirkwood.org](mailto:carol@townofkirkwood.org)>

**Cc:** Chad Moran <[chad@townofkirkwood.org](mailto:chad@townofkirkwood.org)>; Zier, Lora M. <[Lora.Zier@broomecountyny.gov](mailto:Lora.Zier@broomecountyny.gov)>

**Subject:** RE: Final Five Mile Point Warehouse Proposal Application attached

Good Morning Carol:

The applicant's revised site plan does not show the bike/walking path that was originally proposed along Frances Street. Is this improvement no longer under consideration?

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**From:** Carol Preston <[carol@townofkirkwood.org](mailto:carol@townofkirkwood.org)>

**Sent:** Tuesday, January 2, 2024 1:42 PM

**To:** Taylor, Jennifer M (DOT) <[Jennifer.Taylor@dot.ny.gov](mailto:Jennifer.Taylor@dot.ny.gov)>

Cc: [chad@townofkirkwood.org](mailto:chad@townofkirkwood.org)

Subject: RE: Final Five Mile Point Warehouse Proposal Application attached

You don't often get email from [carol@townofkirkwood.org](mailto:carol@townofkirkwood.org). [Learn why this is important](#)

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Jennifer:

The applicant is in the process of purchasing/combining parcels for this project. So what is now listed as 162.15-1-56 is what was identified as 24 Sunset, 162.-16-1-18 on the application. The parcel address not identified, owner unknown is what Broome County puts in the system until they get it finalized. You can call Broome County GIS if you need more up-to-date information. They usually have the information and are just behind on updating the site.

Carol Preston

Town of Kirkwood

Building and Code Enforcement

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**From:** Taylor, Jennifer M (DOT) <[Jennifer.Taylor@dot.ny.gov](mailto:Jennifer.Taylor@dot.ny.gov)>

**Sent:** Tuesday, January 02, 2024 1:23 PM

**To:** Carol Preston <[carol@townofkirkwood.org](mailto:carol@townofkirkwood.org)>

**Subject:** RE: Final Five Mile Point Warehouse Proposal Application attached

Thank you for the information.

There are discrepancies in the tax map numbers referenced in the applicant's August 22<sup>nd</sup> letter and what's listed in the EAF. In reviewing the Broome County GIS database, please confirm if the following tax map parcels that are located west of I-81 are the correct parcels associated with the proposed rezoning:

- 162.15-1-56 (25.93 acres; parcel address not identified; owner unknown)
- 162.15-2-11 (14.9 acres; 110 William St; Owner: Five Mile Point Speedway)
- 162.15-2-12 (11.7 acres; 925 NYS Route 11; Owner: Kirkwood Warehouse Investors)

The EAF cites Tax Map # 162.16-18 for rezoning. Broome County GIS database indicates Tax Map # 162.16-1-18.1 is 47.54 acres and is located east of I-81, but currently has no data for parcel address and ownership.

Thanks in advance for your response.

**Jennifer Taylor**

Public Involvement Leader

**New York State Department of Transportation, Region 9**

44 Hawley Street, Binghamton, New York 13901  
607-721-8257 | [jennifer.taylor@dot.ny.gov](mailto:jennifer.taylor@dot.ny.gov)

[www.dot.ny.gov](http://www.dot.ny.gov)



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**From:** Carol Preston <[carol@townofkirkwood.org](mailto:carol@townofkirkwood.org)>  
**Sent:** Tuesday, January 2, 2024 12:44 PM  
**To:** Taylor, Jennifer M (DOT) <[Jennifer.Taylor@dot.ny.gov](mailto:Jennifer.Taylor@dot.ny.gov)>  
**Subject:** FW: Final Five Mile Point Warehouse Proposal Application attached

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Jennifer:

Like I stated, it is a very large file. I took a quick look through it and I believe what you are looking for can be found in items 2 & 9.

Carol Preston

Town of Kirkwood

Building and Code Enforcement

70 Crescent Drive

Kirkwood, NY 13795

607-775-4313

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**From:** Carol Preston

**Sent:** Thursday, November 16, 2023 12:01 PM

**To:** Mary Kay Sullivan <[marykay@townofkirkwood.org](mailto:marykay@townofkirkwood.org)>; John Mastronardi <[jmastronardi@griffithsengineering.com](mailto:jmastronardi@griffithsengineering.com)>; [rmckertich@cglawoffices.com](mailto:rmckertich@cglawoffices.com); Kelley Diffendorf <[kelly@townofkirkwood.org](mailto:kelly@townofkirkwood.org)>; 'Zier, Lora M.' <[Lora.Zier@broomecountyny.gov](mailto:Lora.Zier@broomecountyny.gov)>

**Subject:** Final Five Mile Point Warehouse Proposal Application attached

Here is the final electronic paperwork for the Five Mile Point Warehouse Proposal. Please disregard the five files sent yesterday and replace with this one. Hard copies in color will be made available to our office for distribution shortly so that no one needs to print this massive document.

Any questions/concerns, please contact either myself or Chad.

Carol

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**From:** Campbell, Sarah G. <[scampbell@hhk.com](mailto:scampbell@hhk.com)>

**Sent:** Thursday, November 16, 2023 11:47 AM

**To:** Carol Preston <[carol@townofkirkwood.org](mailto:carol@townofkirkwood.org)>; Chad Moran <[chad@townofkirkwood.org](mailto:chad@townofkirkwood.org)>; Robert H. McKertich <[RMcKertich@cglawoffices.com](mailto:RMcKertich@cglawoffices.com)>

**Subject:** Fwd: Files to send to Town Board and County

Hi Carol. Here is everything organized in a way I hope is helpful. Would you mind re-sending to the county and the board members just to make sure we are all looking at the same information? I will have 14 copies made, in color and delivered to your office. Thanks. Sarah

Sarah G. Campbell

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**From:** Adam Meinstein <[apm@equilibriumequities.com](mailto:apm@equilibriumequities.com)>  
**Sent:** Thursday, November 16, 2023 11:28 AM  
**To:** Campbell, Sarah G. <[scampbell@hhk.com](mailto:scampbell@hhk.com)>  
**Subject:** Files to send to Town Board and County

**Caution:** This email was sent from the external user [apm@equilibriumequities.com](mailto:apm@equilibriumequities.com). Please take care when clicking links or opening attachments. When in doubt, contact Tech Support.

See attached Zip-File with the following documents:

- Document 1 - Letter to Town for Revised Plan (Aug 2023)
- Document 2 - Civil Engineering Plans
- Document 3 - Change in Zoning Application
- Document 4 - Full EAF - New Location
- Document 5 - Response Letter on EAF
- Document 6 - Updated Traffic Impact Assessment
- Document 7 - Memo to Planning Board with Submission (Oct 30 2023)
- Document 8 - Photometrics
- Document 9 - Sound Study
- Document 10 - Traffic letter on trip distribution
- Document 11 - Photo Key
- Document 12 - Photo Log
- Document 13 - Alternate Use Study (Multifamily)

Please make sure the County and Town Board get of **all of these** ASAP. Please make all needed hard copies in whatever number and size that are required.

Adam P. Meinstein

President  
Equilibrium Equities, Inc.

325 Sentry Parkway  
Building 5 West, Suite 120  
Blue Bell, PA 19422

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Fax: 215-542-3909  
Cell: 917-886-3516

**Disclaimer**

ALERT: Beware of WIRE FRAUD. Do not wire funds based upon email instructions. Email hacking is on the rise to fraudulently misdirect funds. Before wiring us any money, always call our office to verbally verify our wiring instructions.