

Town of Binghamton
Local Law-Cannabis Distribution and
Consumption Sites

Under the authority of the Cannabis Control Board (CCB), The Town of Binghamton creates the following Local Law # _____ to manage the operation of any cannabis distribution sites, and any cannabis consumption sites.

Cannabis Distribution Sites:

- 1. Hours of operation will be no greater than 9:00 am to 9:00 pm, Monday to Saturday, and no greater than 9:00 am to 6:00 pm on Sunday and national holidays.**
- 2. The site must be at least 100 yards from any school, historical site, medical facility and any house of worship.**
- 3. There must be parking equal to or greater than the allowable occupancy of the facility.**
- 4. Product odor must be undetectable within 50 yards.**
- 5. Permanent signage must not include bright neon rapidly changing messaging that could be a nuisance to neighbors. Introductory opening signage can be more**

No too much

*allow
shorter*

Grand opening

attention greeting than permanent signage and can be displayed for a maximum of 45 days.

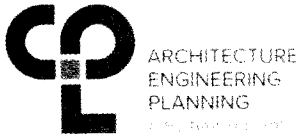
6. The facility must be located in an existing area zoned Commercial..
7. Appropriate permits must be obtained.

Cannabis Consumption Sites:

1. Hours of operation will be no greater than 9:00 am to 12:00 pm, Monday to Saturday, and no greater than 9:00 am to 6:00 pm on Sunday and national holidays.
2. The site must be at least 500 yards from any school, historical site, medical facility and any house of worship.
3. There must be parking equal to or greater than the allowable occupancy of the facility.
4. Product odor must be undetectable within 200 yards.
5. Noise levels must not exceed 25 decibels at any time.
6. Permanent signage must not include bright neon rapidly changing messaging that could be a nuisance to neighbors. Introductory opening signage can be more attention greeting than permanent signage and can be displayed for a maximum of 45 days.
7. The facility must be located in an existing area zoned Commercial.

*How
cool*

8. Appropriate permits must be obtained.



ARCHITECTURE
ENGINEERING
PLANNING
CPL

July 1, 2022

Brenda L. Gowe, Engineer II
Broome County Department of Public Works, Engineering Division
60 Hawley Street
PO Box 1766
Binghamton, NY 13902

**Re: Aqua-Terra Park Improvements – Feasibility Study & Concept Design
Proposal for Design Services**

Dear Ms. Gowe:

On behalf of CPL, I am pleased to submit our proposal to provide professional design services for the Aqua-Terra Park Improvements project, under our Parks Planning & Design Services Term Contract with the County.

This proposal is based on our understanding of the project from our meeting with you and Liz Woidt on June 7, 2022, and additional information you have provided.

Project Understanding

Aqua-Terra Park is located on and divided by Maxian Road in the Town of Binghamton. Formerly the site of the Aqua-Terra Sportsman's Club and Innsbruck USA ski area, Aqua-Terra Wilderness Area offers 466 acres of largely undeveloped natural settings. The north side of the park includes a 6-acre pond which offers a secluded fishing experience and opportunities for wildlife-watching. The south side of the park consists primarily of the former Innsbruck USA ski area. Both sides of the park offer trails for hiking and mountain biking.

The County received American Rescue Plan Act (ARPA) funding and has allocated \$25,000 toward the following desired improvements:

- Run power to the pond (north) side of the park.
- Construct 10-15 primitive campsites around the lake, each including an area for a tent, a fire ring, and a picnic table. Campsites would be hike in/hike out.

The Town of Binghamton has funds which they wish to contribute toward constructing the following desired improvements at the pond:

- Swimming beach. We discussed that we may want to keep the beach away from the pond overflow.
- Primitive restrooms. Sewage disposal would be accomplished by whatever means works best, whether that be a small septic system, composting toilets, or another method.
- Rustic changing area.
- Picnic shelter.

We also discussed the following other improvements desired by the County:

- Small parking lot near beach.



- Land-line emergency phone or “blue light” at the beach area. Cell phone service is very poor at this location.
- Boat/kayak rental (10 kayaks).

The County desires to use pre-engineered structures where applicable; Parks has worked with Unalam in the past.

It is our understanding that the park closes at dusk and would continue to do so after completion of the improvements, with the exception of the primitive campsites and associated amenities.

Scope of Services

CPL will provide the following services:

- A. Feasibility Study & Concept Design
 1. Attend a kickoff meeting with County staff.
 2. Review project information provided by the County.
 3. Attend a site visit with County staff to review existing conditions, perform fieldwork, and confirm desired program.
 4. Perform preliminary soil percolation testing and observe test pit excavation(s) to assist in determining septic system feasibility. The County will provide a backhoe and operator for digging the test pit(s).
 5. Investigate feasibility of project and prepare a Feasibility Study narrative. Particular items to investigate include, but are not limited to, providing a beach and installing power to the proposed facilities at the beach area.
 6. Create concept design drawing(s) from programmatic information. Design will utilize available online mapping.
 7. Prepare an Opinion of Probable Cost.
 8. Attend design review meeting with County staff:
 - a) One (1) design meeting to review feasibility and concept design.
 9. Deliverables
 - a) Feasibility Study (narrative).
 - b) One (1) final concept design.
 - c) Concept Design Opinion of Probable Cost.

Assumptions

1. There are no MWBE utilization goals or requirements for this design contract.
2. The following items have been excluded from our proposal but can be provided upon request as additional services:
 - a. Community engagement services.
 - b. Surveying services, including topographic, boundary, easements, rights-of-way, and legal descriptions.
 - c. Detailed design, bidding, and construction phase services.
 - d. Geotechnical investigations/services.



- e. Environmental services, including:
 - 1. SEQRA services/preparation of Environmental Assessment Form (EAF). It is our understanding that SEQRA will be handled by the County.
 - 2. Wetland delineations.
 - 3. Threatened and endangered species investigations.
 - 4. Cultural resource surveys/archeological investigations.
 - 5. Noise studies.
 - 6. Visual impact studies.
 - 7. Environmental, lead, asbestos, mold, termite, radon, or hazard investigations, surveys, or remediation.
 - 8. Environmental Impact Statements resulting from a Positive SEQRA Determination.
- f. Application, licensing or filing fees.
- g. Animations/virtual walk-throughs.

Schedule

CPL anticipates completing the project within 6 weeks after receiving notice to proceed.

Compensation

We propose to complete the above scope of services for the following not-to-exceed fee, in accordance with the terms of our Parks Planning & Design term contract. A fee backup sheet is attached for reference.

Feasibility Study & Concept Design	\$17,900
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We greatly appreciate the opportunity to submit our proposal and look forward to assisting the County with this important project. If you have any questions or wish to discuss our proposal in greater detail, please contact me at (607) 304-9968.

Very truly yours,

CPL

David A. Chase, P.E., LEED AP
Principal Associate

Enclosure

Proposal Accepted By:

Signature: _____

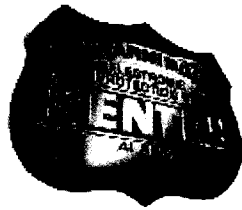
Date: _____

Broome County Parks Planning & Design Services Term Contract
 Aqua-Terra Park Improvements
 Fee Estimate
 Date: 7/1/2022

Tasks	Man-Hours										Expenses	Fee
	Principal	Project Manager	Senior Project Arch/Eng/ L.Arch/ Planner	Project Arch/Eng/ L.Arch/ Planner/ Sr.Env.Sp.	Senior Arch/Eng/ L.Arch/ Planner	Architect/ Engineer/ L.Arch/ Planner	Design Architect/ Engineer	Resident Engineer	Inspector	Clerical		
2022 Rates	\$215.00	\$185.00	\$170.00	\$155.00	\$130.00	\$100.00	\$90.00	\$100.00	\$90.00	\$70.00		
Feasibility Study & Concept Design												
Project Management		4										\$ 740.00
Kickoff Meeting		2	2									\$ 710.00
Information Review			2									\$ 340.00
Site Visit		2	4				4				\$ 10	\$ 1,420.00
Soil Perc Testing & Test Pit Observation			4				16				\$ 10	\$ 2,130.00
Feasibility Study		4	16				16					\$ 4,900.00
Concept Design Drawing(s)		2	16				24					\$ 5,250.00
Opinion of Probable Cost			8									\$ 1,360.00
Design Review Meeting		2	4									\$ 1,050.00
Subtotal												\$ 17,900.00
Totals	0	16	56	0	0	0	60	0	0	0	\$ 20	\$ 17,900.00

Honeywell

Authorized Security Dealer



Sentry Alarms

40 Chenango St

Binghamton, NY 13901-2902

Tel: (607)723-2934 Fax: (607)724-3858

Proposal

Client Information

Town Of Binghamton Highway Dept
Bob Rolston
865 Hawleyton Road
Binghamton, NY 13903

Proposal Number 32440

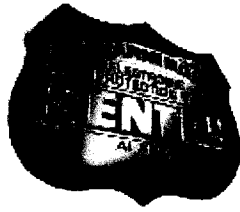
Date 8/25/2022 Expires 10/25/2022

Salesperson Jason Aurelio

Qty	Description
0	Project Scope of Work Furnishing and installing a new IP camera system consisting of one 16-channel NVR with 4TB of video storage, monitor, and eight exterior cameras.
1	N42B3P 4K 16CH NVR Replacing existing Wisenet DVR located in Highway Garage office on counter
1	4TB Seagate ST4000VXA Surveillance Hard Drive
1	OE-22LED 22" LED Monitor 1080P w/BNC/VGA/HDMI Monitor to be located on top on NVR
1	HDMI03 HDMI Cable 3'
1	VD-PFS34ET60 4 Port POE Switch 60W
3	VD-N43AF5Z 4 MP V/F Starlight Bullet Camera <u>Exterior Varifocal Lens Cameras</u> (1) front left corner of building mounted, viewing metal dumpster (1) rear left corner of building mounted, viewing salt barn and out buildings (1) rear left corner of building mounted, viewing rear drive through are and overhead doors
5	VD-N43AB52 4MP 2.8mm Starlight Bullet Camera <u>Exterior Fixed Lens Cameras</u> (1) front left corner of building mounted, viewing front parking lot and road (1) rear right corner of building mounted, viewing container storage area (1) right side of building mounted, viewing gas pump (1) front right corner of building mounted, viewing side parking lot (1) front middle of building mounted, viewing office main entry
8	VD-PFA130E Waterproof Mounting Box
2	WG- 50922101 CAT6E Wire 4 Twisted Pair-White

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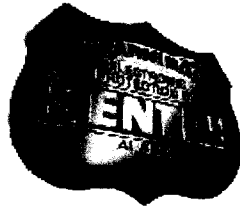
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Salesperson Jason Aurelio

Qty	Description
10	Labor to Wire & Program Tech to surface run all wiring inside the Highway Garage facility
1	Labor to Remove the following existing devices Tech to remove existing 8 analog Wisenet exterior cameras
32	PW Labor Adjustment
1	Manufacturer's Equipment Inflation Surcharge
1	NVR WAN Connection Wide Area Network Connection for remote viewing from other computers and/ or devices as applicable. Sentry will instruct customer in loading and operating the remote viewing software or app on the customer's devices as long as they are present at the time of installation. Customer understands, that in order to view the cameras over the Internet they will need to provide and maintain internet service at this location. Sentry is not responsible for the programming of the customer's firewall, router, or any other part of customer's network devices. Sentry may, with permission of customer attempt to program customer's network devices for proper port forwarding. Customer may need to have their firewall, router, or other network devices programmed, by the customer or anyone else that the customer may choose to hire at the customer's expense.
1	Warranty 5-year equipment and 1-year labor warranty
1	NDAA Non-Compliance Disclaimer <u>Disclaimer Note:</u> The Dahua equipment included here does NOT meet NDAA Compliance and should not be used on any governmental properties, military properties, or if you provide services or contract with the government that require NDAA compliance. NDAA

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Town Of Binghamton Highway Dept
Bob Rolston
865 Hawleyton Road
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Proposal Number 32440
Date 8/25/2022 **Expires** 10/25/2022
Salesperson Jason Aurelio

Qty	Description
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stands for "National Defense Authorization Act" Sentry can provide an alternate system design based on NDAA compliant equipment at an increased price if you prefer.

1 Pricing Note

The customer understands and agrees that the price set forth in this agreement is based on the quantity of the devices as listed in this agreement. If the actual number of devices is greater than that listed in this agreement, then the price will need to be adjusted accordingly.

There is NOT a monthly reoccurring charge for the camera system as Sentry Alarms does NOT monitor the cameras.

1 Please Note The Following

- This proposal is reflecting prevailing wage rates
- Sentry Alarms is a New York State certified woman owned business.
- Sentry Alarms is a New York State licensed security contractor; License #12000007148

Sub Total	\$8,925.00
Sales Tax	\$0.00
Total This Proposal	\$8,925.00

Please print name here

Please sign name here

Date Approved