

**TOWN OF BIG FLATS
PLANNING BOARD
MEETING MINUTES**

AUGUST 2, 2016

Town Hall
Meeting Room
6:30pm

Members Present: Lance Muir, Scott Esty, Carl Masler, Jim Ormiston, Dave Seely, John Hunter, Angela Piersimoni

Members Absent: None

Staff Present: Brenda Belmonte

Guests: Gabriel Holbrow, James Rhodes, Tim Steed, Susan Lamberson, Boyd Lamberson, Ron Panosian

Minutes
July 5, 2016

**Motion by Esty, seconded by Masler to approve the minutes of July 5, 2016,
Discussion; None, Motion Carries 7-0.**

**PUBLIC HEARING
BELLINGER SUBDIVISION
2744 STATE ROUTE 352
TAX PARCEL #77.00-1-37**

Chair Muir opened the public hearing at 6:33pm noting it had been duly published in the Star Gazette.

Speaking for: None

Speaking against: None

Public hearing closed at 6:34pm

Esty, motion to accept, conditions, final plat be filed at the county, Seely, all approve

**RESOLUTION P-2016-26
BELLINGER SUBDIVISION FINAL PLAT
TAX PARCEL #77.00-1-37**

Resolution by: Esty
Seconded by: Seely

WHEREAS, this Board has received an application for subdivision review on June 17, 2016; and

WHEREAS, this Board held a Public Hearing on August 2, 2016, and has considered the verbal commentary during the Planning Board's meeting pertaining to the review and evaluation of the proposed action; and,

WHEREAS, the following are terms prior to endorsement of the final plat:

- A. The applicant shall submit four (4) paper copies to the Planning Office.
- B. The applicant shall file the approved subdivision plat with the Chemung County Clerk within (62) sixty-two days from the date of final endorsement.
- C. Failure of the applicant to file the final plat with the County Clerk within (62) sixty-two days shall cause such final approval to expire pursuant to Section 16.08.040(J) of the Town Municipal Code
- D. All documents shall be prepared at the expense of the applicant, as required by the Planning Board Rules and Regulations Governing the Subdivision of Land

WHEREAS, the Planning Board of the town of Big Flats hereby determines, pursuant to the provisions of SEQR 6 NYCRR Part 617, that the proposed Unlisted action will not have a significant effect on the environment and that preparation of an Environmental Impact Statement will not be required, thereby issuing a Negative Declaration.

THEREFORE BE IT RESOLVED, the Planning Board declares the plat to be complete and hereby grants Final Approval

CARRIED: AYES: Muir, Esty, Masler, Ormiston, Seely, Hunter Piersimoni
NAYS: None

Dated: Tuesday, August 2, 2016
BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats
Lance Muir, Chairman, Planning Board

**RESOLUTION P-2016-27
CARSON RENTAL FINAL SITE PLAN
20 HIBBARD ROAD EXTENSION**

Tax Parcel #66.02-2-33

Resolution by: Esty
Seconded by: Seely

WHEREAS, the Town of Big Flats Planning Board received an application for site plan approval on March 18, 2016; and,

WHEREAS, the applicants long term proposal is to utilize the existing structure for a retail/rental operation as well as utilize a portion of the property for storage of rental construction equipment and material (such as home heating coal, and mulch) ; and,

WHEREAS, the Town of Big Flats Zoning Law permits retail, contractors equipment storage non-residential; and,

WHEREAS, the applicant has requested several waivers from the site plan application requirements checklist including a scaled engineered site plan showing compliance with the development design guidelines such as landscaping, screening of the contractors equipment storage area, dedicated parking area, ingress and egress of equipment delivery, etc. ; and,

WHEREAS, the applicant Mr. Carson stated that the current request was to utilize the existing structure and provide a limited area as shown in the submitted hand drawing for display of rental equipment; and,

WHEREAS, the applicant would be required to submit a site plan amendment application to the planning board prior to any deviation, modification or expansion to this basic submitted plan; and,

WHEREAS, this board hereby declares itself as lead agency and forwarded to the Chemung County planning board, pursuant to the provisions of SEQR 6 NYCRR Part 617, that the proposed Unlisted action will not have a significant effect on the environment and that preparation of an Environmental Impact Statement will not be required; and makes a negative declaration;

FURTHER RESOLVED, the planning board shall require the following conditions as set forth:

- The applicant shall submit an engineered utility plan to the town of Big Flats water department which meets all NYS DOH and Town of Big Flats laws and standards.
- All proper permits shall be obtained prior to any construction or installation of the underground utilities.
- A stamped engineered record drawing shall be submitted in digital and paper form to the town of Big Flats water department as well as the code and planning department.

CARRIED: AYES: Muir, Esty, Masler, Ormiston, Seely, Hunter, Piersimoni

NAYS:

Dated: Tuesday, August 2, 2016
BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats
Lance Muir Chairman, Planning Board

RESOLUTION P-2016-28
TAGS HAUNTED AMUSEMENT BUILDING FINAL SITE PLAN
Tax Parcel 76.00-2-17

Resolution by: Esty
Seconded by: Masler

WHEREAS, the Town of Big Flats Planning Board received an application for site plan approval on May 23, 2016; and,

WHEREAS, the applicant proposes to construct two 1032sq ft. Halloween amusement building (spook houses) to be operated each fall; and,

WHEREAS, the applicant proposes to construct the building within the 100 year floodplain in accordance with the town of big flats floodplain development ordinance; and,

WHEREAS, the applicant shall submit a letter from the big flats fire department indicating their ability to access the buildings with service vehicles; and,

WHEREAS, the applicant would be required to seek and be granted a variance from NYS in regard to elimination of the fire suppression system prior to any building permits being granted; and,

WHEREAS, the Town of Big Flats Planning Board required the applicant to meet all permitting/requirements from the Town of Big Flats Water Department/DPW, Chemung County DPW, all other involved agencies; and,

NOW THEREFORE BE IT RESOLVED, this board hereby declares itself as lead agency and forwarded to the Chemung County planning board, pursuant to the provisions of SEQR 6 NYCRR Part 617, that the proposed Unlisted action will not have a significant effect on the environment and that preparation of an Environmental Impact Statement will not be required;

CARRIED: AYES: Muir, Esty, Masler, Ormiston, Seely, Hunter, Piersimoni

NAYS:

Dated: Tuesday, August 2, 2016

BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats

Lance Muir

Chairman, Planning Board

A completed variance application asking for relief from having a fire suppression system has been submitted to the state. Also awaiting a letter from the current local fire chief. A fire lane will be created in the existing parking lot to access the new facility. There are no new curb cuts or additional water facilities.

LAMBERSON AREA VARIANCE REQUEST REFERRAL

36 LEXINGTON RUN

TAX PARCELS #47.04-2-45 & 47.04-2-55.2

This variance will require a re-subdivision of the property as it includes two separate parcels.

Following discussion and review, the applicant will decide how to proceed with subdividing the property to include proposed building on the same parcel as the house.

Motion by Seely, seconded by Esty, to adjourn at 7:26pm, Discussion; None, Motion Carries 7-0.

Adjourned at 7:27pm