

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

**AUGUST 4, 2015**

Town Hall  
Meeting Room  
6:30pm

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

Members Absent:

Staff Present: Tim Gilbert, Brenda Belmonte

Guests: Meredith Wendell, Ernest Schooley, John Hunter, James Gensel

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Minutes

July 7, 2015

**Motion by Esty, seconded by Ormiston, to approve the minutes of July 7, 2015, as amended, Discussion, None, Motion Carries 7-0.**

**HIGHER HOPE CHURCH FINAL SITE PLAN  
MAPLE STREET  
TAX PARCEL #66.04-1-63.11**

Resolution by: Byland  
Seconded by: Seely

**WHEREAS**, the Town of Big Flats Planning Board received an application on May 16, 2014, for site plan approval to construct single story 18,750 sq. ft. building; and

**WHEREAS**, the Town of Big Flats Planning Board has reviewed the submitted materials in accordance with Chapter 17.32 of the Town of Big Flats Municipal Code; and

**WHEREAS**, the Town of Big Flats Department of Planning has provided an engineering report dated May 29, 2014 to be forwarded to the applicant and the Chemung County Planning Board as the finding of fact through the preliminary review; and

**WHEREAS**, the proposed action is an Unlisted action pursuant to SEQR 6 NYCRR Part 617 and the Big Flats Planning Board declared themselves as lead agency and shall forward to all involved agencies; and

**NOW THEREFORE BE IT RESOLVED**, that the Planning Board of the Town of Big Flats

determined, 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;

**FURTHER RESOLVED**, the Town of Big Flats Planning Board accepts the Site Plan submission received May 16, 2014 as a preliminary plan with the following conditions:

- Address Fagan Engineering review letter dated May 29, 2014
- Address minor comments from CCSC prior to final SWPPP approval letter
- Consider the town's development design guidelines in regards to the structure.
- All necessary approvals from NYS DOT, Town of Big Flats DPW, Town of Big Flats Water Department, NYS DEC regarding septic approval, and all other required permitting and approvals.

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

NAYS:

Dated: Tuesday, August 4, 2015  
BIG FLATS, NEW YORK

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

**CHASE PITKIN OFFICE REDEVELOPMENT FINAL SITE PLAN AMENDMENT  
225 COLONIAL DRIVE  
TAX PARCEL #58.01-1-63.2**

Resolution by: Esty  
Seconded by: Masler

**WHEREAS**, the applicant plans to convert the retail space into medical and other professional offices.

**WHEREAS**, the proposed action is an Unlisted action pursuant to SEQR 6 NYCRR Part 617 and the Big Flats Planning Board's review as lead agency; and

**WHEREAS**, the Planning Board has considered the Full Environmental Assessment Form and other materials submitted by the applicant in support of the proposed action, and verbal commentary during the Planning Board's meetings pertaining to the review and evaluation of the proposed action; and

**WHEREAS**, the Planning Board finds the proposed use to be consistent with the Town of Big Flats Comprehensive Plan; and

**NOW THEREFORE BE IT RESOLVED**, this board hereby declared 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 thereby issuing a Negative Declaration;

**FURTHER RESOLVED**, that upon full consideration of the above, the Planning Board of the Town of Big Flats hereby grants Final Approval of the Site Plan Amendment

**CARRIED: AYES:** Esty, Piersimoni, Byland, Masler , Seely, Muir, Ormiston  
**NAYS:**

Dated: Tuesday, August 4, 2015  
BIG FLATS, NEW YORK

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

**Motion by Esty, seconded by Piersimoni, to adjourn at 6:50pm, Discussion, None, Motion Carries 7-0.**

Adjourned at 6:51pm