

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

DECEMBER 1, 2015

Town Hall
Meeting Room
6:30pm

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

Members Absent: Angela Piersimoni

Staff Present: Tim Gilbert, Brenda Belmonte

Guests: John Hunter, Seth Lovell, Dave Iocco, Joseph Agan

Minutes

November 3, 2015

Motion by Esty, seconded by Byland to approve the minutes of November 3, 2015, Discussion; None, Motion Carries 6-0.

**RESOLUTION P-2015-25
QUEST NORTHEAST FINAL SITE PLAN
2307 STATE ROUTE 352
TAX PARCEL # 57.03-2-4**

Resolution by: Esty
Seconded by: Seely

WHEREAS, the Town of Big Flats Planning Board received an application for site plan approval on August 14, 2015; and

WHEREAS, the Town of Big Flats Zoning Law permits Storage/Contractor's Equipment Storage as an accessory use (with site plan approval) within the Business Neighborhood Zone; and

WHEREAS, the Town of Big Flats Planning Board requires the applicant to meet all permitting/requirements with the Chemung County Health Department, NYS DOT, and the Town of Big Flats Building Department; and

WHEREAS, the applicant upon final approval shall be required to submit a stamped/signed final engineered site plan as approved prior to any building permit being issued; and

NOW THEREFORE BE IT RESOLVED, 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 an Negative Declaration;

FURTHER RESOLVED, the Town of Big Flats Planning Board accepts the Site Plan submission received August 14, 2015 and grants FINAL site plan approval with the following conditions:

- A digital copy of the final record drawing of the site plan including utilities shall be submitted to the Town of Big Flats Planning Board
- Any modifications to the use or approved site plan shall require a site plan amendment
- Obtain all required Town of Big Flats, Chemung County, NYS DOT Permits as required

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

Dated: Tuesday, December 1, 2015
BIG FLATS, NEW YORK

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

RESOLUTION P-2015-26
CONSOLIDATED FREIGHT REDEVELOPMENT FINAL SITE PLAN
1041 COUNTY ROUTE 64
TAX PARCEL # 58.03-1-2

Resolution by: Esty
Seconded by: Byland

WHEREAS, the Town of Big Flats Planning Board received an application for site plan approval on October 16, 2015; and,

WHEREAS, the Town of Big Flats Zoning Law permits "Retail" within the Business Regional zone pending site plan approval; and

WHEREAS, the Town of Big Flats planning board required the applicant to meet all permitting/requirements from the Town of Big Flats Code Office, Big Flats Water Department, Chemung County DPW, NYS DOT, Chemung County Health Department; and

WHEREAS, any modifications to the existing lighting plan shall be in accordance with the town of big flats lighting requirements; and

WHEREAS, the planning board forwarded the project to the Chemung County DPW October 19, 2015 and received no further comment; and

NOW THEREFORE BE IT RESOLVED, 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 an Negative Declaration;

FURTHER RESOLVED, the Town of Big Flats Planning Board Hereby Grants Final Approval for the Site Plan submission received October 16, 2015.

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

NAYS:

Dated: Tuesday, December 1, 2015

BIG FLATS, NEW YORK

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

Lance Muir

Chairman, Planning Board

RESOLUTION P-2015-27

AGAN'S ACRE PRELIMINARY SITE PLAN

2322 STATE ROUTE 352

TAX PARCEL 87.04-1-3

Resolution by: Esty

Seconded by: Seely

WHEREAS, the Town of Big Flats Planning Board received an application for site plan approval on November 9, 2015; and,

WHEREAS, the Town of Big Flats Zoning Law permits "Retail" within the Business Neighborhood zone pending site plan approval; and

WHEREAS, the Town of Big Flats planning board required the applicant to meet all permitting/requirements from the Town of Big Flats Code Office, Chemung County DPW, NYS DOT, Chemung County Health Department; and

WHEREAS, any modifications to the existing lighting plan shall be in accordance with the town of big flats lighting requirements; and

WHEREAS, the planning board forwarded the project to the NYS DOT December 3, 2015 and received comment that if at some point in the future the developer decides to modify or change access to NYS Route 352 a permit would be required; 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

NOW THEREFORE BE IT RESOLVED, the Town of Big Flats Planning Board accepts the Site Plan submitted November 9, 2015 as a preliminary plan,

FURTHER RESOLVED, the Town of Big Flats will send this project to the Chemung County Planning Board, Chemung County Highway Department

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

NAYS:

Dated: Tuesday, December 1, 2015

BIG FLATS, NEW YORK

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

Lance Muir

Chairman, Planning Board

The applicant intends to have retail sales of both new and used items at the site.

Esty noted that there was no defined driveway at the site – just an opening to the road. He is concerned about cars backing into State Route 352.

Agan said the entrance and exit are more defined than in previous years; however, he would be happy to designate parking spaces if required.

Motion by Seely, seconded by Esty, to adjourn at 7:00pm, Discussion; None, Motion Carries 6-0.

Adjourned at 7:01pm