

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

**JANUARY 5, 2016**

Town Hall  
Meeting Room  
6:30pm

---

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

Members Absent: Angela Piersimoni

Staff Present: Tim Gilbert, Brenda Belmonte

Guests: John Hunter, Seth Lovell, Joseph Agan

---

Minutes

December 1, 2015

**Motion by Seely, seconded by Byland, to approve the minutes of December 1, 2015,  
Discussion; None, Motion Carries 6-0.**

**RESOLUTION P-2016-1  
AGAN'S ACRE FINAL 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 final plan,

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

NAYS:

Dated: Tuesday, January 5, 2016

BIG FLATS, NEW YORK

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

Lance Muir

Chairman, Planning Board

**RESOLUTION P-2016-2**

**13 WEST BARBER SHOP PRELIMINARY SITE PLAN**

**1887 STATE ROUTE 352**

**TAX PARCEL 88.00-1-45.1**

Resolution by: Esty

Seconded by: Seely

**WHEREAS**, the Town of Big Flats Planning Board received an application for site plan approval on December 15, 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 no comment regarding; 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 December 15, 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, January 5, 2016  
BIG FLATS, NEW YORK

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

**Motion by Seely, seconded by Masler, to adjourn at 6:41pm, Discussion; None, Motion Carries 6-0.**

Adjourned at 6:42pm