

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

JULY 5, 2016

**Town Hall
Meeting Room
6:30pm**

Members Present: Scott Esty, Angela Piersimoni, Carl Masler, Dave Seely

Members Absent: Lance Muir, Jim Ormiston

Staff Present: Tim Gilbert, Brenda Belmonte

Guests: Jamie Gensel, John Carson, Ron Panosian

Minutes

June 7, 2016

**Motion by Seely, seconded by Piersimoni, to approve the minutes of June 7, 2016,
Discussion, None; Motion Carries 4-0.**

**RESOLUTION P-2016-21
Carson Rental Preliminary Site Plan
Tax Parcel 66.02-2-33**

Resolution by: Seely
Seconded by: Piersimoni

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, this board tabled this submission June 7. 2016 for lack of information and no representation for the applicant was present to address planning board questions or concerns; 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 basic waiver requested 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,

NOW THEREFORE BE IT RESOLVED, this board hereby moves to accept this site plan submission as preliminary and forward to the Chemung County Planning Board for comment;

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: Esty, Piersimoni, Seely, Masler

NAYS:

Dated: Tuesday, July 5, 2016
BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats
Scott Esty Deputy Chairman, Planning Board

Carson explained his intent to clean up the property; mow, paint, remove garbage, etc. His plan is to open a small equipment rental business (primarily Caterpillar products), with possible expansion in the future. Carson is anxious to grow the business and become a good member of the community. Normal hours will be 8:00am – 5:00pm Monday through Friday, 8:00am – 1:00pm on Saturday; closed on Sundays.

Gilbert stated that if the applicant wants to expand and have coal and/or mulch on site, he will have to come back in front of the board with a revised site plan. He recommends that the board limit outdoor display area to what is currently presented.

**RESOLUTION P-2016-22
CVSA Soccer Fields Final
TAX PARCEL # 76.00-2-26.2**

Resolution by: Seely
Seconded by: Masler

WHEREAS, the Town of Big Flats Planning Board received an application for site plan approval on May 12, 2016 to allow the Chemung Valley Soccer Association CVSA to utilize the existing open lands for a low impact recreation use for open soccer fields; and,

WHEREAS, the Town of Big Flats Zoning Law permits Recreation Low-impact within the Conservation C zone; 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, the applicant proposes to utilize the existing elevated structure for equipment storage associated with the recreational use; and

WHEREAS, the applicant shall comply with all town of big flats stormwater and floodplain development requirements regarding soil disturbance and all other requirements;

NOW THEREFORE BE IT RESOLVED, this board 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 thereby issuing a negative declaration;

FURTHER RESOLVED, the Town of Big Flats Planning Board grants Final Site Plan approval for the proposed use as submitted

CARRIED: AYES: Esty, Piersimoni, Seely, Masler

NAYS:

Dated: Tuesday, July 5, 2016
BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats
Scott Esty Deputy Chairman, Planning Board

**TAGS HAUNTED AMUSEMENT BUILDING FINAL SITE PLAN / TABLED
3035 STATE ROUTE 352
TAX PARCEL # 76.00-2-17**

**Motion by Masler, seconded by Piersimoni, to table due to no representation,
Discussion, None; Motion Carries 4-0.**

**RESOLUTION P-2016-23
ELMIRA FITNESS CENTER FINAL SITE PLAN AMENDMENT
192 DANIEL ZENKER DRIVE
TAX PARCEL 76.00-2-17**

Resolution by: Seely
Seconded by: Masler

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

WHEREAS, the proposed use is similar the buildings current use of indoor racquetball/tennis club; 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 thereby issuing a negative declaration.

FURTHER RESOLVED, the Town of Big Flats planning board hereby grants Final Site Plan approval

CARRIED: AYES: Esty, Piersimoni, Seely, Masler

NAYS:

Dated: Tuesday, July 5, 2016
BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats
Scott Esty Deputy Chairman, Planning Board

**RESOLUTION P-2016-24
CORPORATE PARK LOT 11R EXPANSION FINAL
TAX PARCEL #67.01-1-7.211 & 57.03-2-12.142**

Resolution: Masler
Seconded by: Piersimoni

WHEREAS, this board has received an application from Yunis-Welliver, Inc, legal owner of tax parcel 67.01-1-7.211 & 57.03-2-12.142 for site plan amendment to increase the existing parking by 168 spaces located at the southwest end of the existing building, as shown on a drawing by Fagan Engineering dated May 19, 2016, and;

WHEREAS, the property is located in the airport business district (ABD), and;

WHEREAS, this project was reviewed pursuant to SEQRA as an Unlisted Action and a Negative Declaration was issued, and this amendment request continues to be an Unlisted Action and will be reviewed under the same, and;

WHEREAS, there are no proposed changes to servicing utilities or the Stormwater Management Plan, and;

WHEREAS, the Chemung County Planning Board recommended town approval, and;

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;

NOW FURTHER RESOLVED, the Planning board moves to approve the documents submitted as Preliminary/Final submission, and hereby grants Final Site Amendment Approval

CARRIED: AYES: Esty, Seely, Masler, Piersimoni,
NAYS:

Dated: Tuesday, July 5, 2016
BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats
Scott Esty Deputy Chairman, Planning Board

The applicant continues to work with stormwater, however the engineer for the town has verbally agreed that he is satisfied with the submission.

Restriping will be done and ADA spaces will be added.

**RESOLUTION P-2016-25
BELLINGER SUBDIVISION PRELIMINARY PLAT
TAX PARCEL #77.00-1-37**

Resolution by: Seely
Seconded by: Piersimoni

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

WHEREAS, this Board, as per Town of Big Flats Code 16.08.030(D), has discussed the preliminary plot plan as submitted, consisting of dividing one lot into two proposed lots; and,

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 will consider the Short 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, that the Planning Board of the Town of Big Flats shall make a determination August 2, 2016, 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; and

WHEREAS, this Board hereby authorizes the Code and Planning Office to schedule a Public Hearing on Preliminary Plan for August 2, 2016 at the request of the applicant; and

BE IT THEREFORE RESOLVED the Town of Big Flats planning board hereby accepts the proposed 2 lot subdivision as preliminary; also, include typical conditions of final approval as follows:

- A. The applicant shall submit one (1) Mylar and four (4) paper copies to Code and Planning
- B. The applicant shall file the approved subdivision plat with the Chemung County Clerk within (62) sixty-two days from the date of 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

CARRIED: **AYES:** Esty, Piersimoni, Seely, Masler
NAYS:

Dated: Tuesday, April 5, 2016
BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats
Scott Esty Deputy Chairman, Planning Board

This is a simple two lot subdivision. Five acres will be kept with the home. There are no future plans for any development on the remaining acreage.

Motion by Piersimoni, seconded by Esty, to adjourn at 7:07pm, Discussion, None;
Motion Carries 4-0.

Adjourned at 7:08pm