

TOWN OF BIG FLATS
PLANNING BOARD
MEETING MINUTES

MAY 5, 2015

Town Hall
Meeting Room
6:30pm

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

Members Absent: Dave Seely

Staff Present: Tim Gilbert, Brenda Belmonte

Guests: Christopher Dean, Ernest Schooley

Minutes

April 7, 2015

Motion by Esty, seconded by Piersimoni, to approve the minutes of April 7, 2015, Discussion, None, Motion Carries 7-0.

**RESOLUTION P-2015-12
CHRIS DEAN PRELIMINARY SITE PLAN
106 MAIN STREET
TAX PARCEL 66.04-4-19**

Resolution by: Esty
Seconded by: Byland

WHEREAS, the Town of Big Flats Planning Board received an application on April 17, 2015, for site plan approval to demolish an existing residential structure and construct a 2 unit dwelling; 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 a staff report dated April 28, 2015 to be forwarded to the applicant 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 found and made a negative declaration of significant environmental impact; and

NOW THEREFORE BE IT RESOLVED, the Town of Big Flats Planning Board accepts the Site Plan submission received April 17, 2013 as a preliminary plan; and

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

CARRIED: AYES: Esty, Byland, Masler, Muir, Piersimoni, Ormiston, Hunter
NAYS:

Dated: Tuesday, May 5, 2015
BIG FLATS, NEW YORK

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

**RESOLUTION P-2015-13
MIKE SMITH SUBDIVISION PRELIMINARY PLAT
CURREN ROAD
TAX PARCEL 46.00-2-35**

Resolution by: Esty
Seconded by: Muir

WHEREAS, this Board has received an application for subdivision review on April 10, 2015; and

WHEREAS, this Board set a Public Hearing on the Preliminary Plat to be held June 2, 2015; and

WHEREAS, the following are finding of fact:

- A. The Subdivision basic drawing is adequate for preliminary approval, but must be officially surveyed for final approval
- B. The Subdivision generally conforms to the design and construction standards described in Chapters 16.08.030 (Preliminary plat procedures) of the Town Municipal Code as well as the Planning Board Rules and Regulations and the BFZL
- C. The Subdivision has due regard for the provision of adequate access to additional parcel by existing ways that will be safe and convenient for travel
- D. The Subdivision is an Unlisted Action in accordance with 6NYCRR 617.3, that this Board is the Lead Agency completing an uncoordinated review
- E. That based on the review of Part 2 of the SEQRA Short Environmental Assessment Form completed by the Applicant and this Board, this Board finds no significant potential adverse environmental impact and therefore issued a Negative Declaration on May 5, 2015; and,

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

- A. The applicant shall submit one (1) Mylar and four (4) paper copies to Director of 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 Lands
- E. All appropriate erosion control measures for the lot shall be in place. The Big Flats Stormwater Officer and Code Enforcement Officers shall make final determination of appropriate measures
- F. Lot numbers, visible from the roadways must be posted on all lots

WHEREAS, the following are terms prior to obtaining a certificate of occupancy:

- A. All necessary permits and approvals for the lot in question shall be obtained from any other agency
- B. Permanent house numbers must be posted on dwellings and be visible from the road
- C. The Applicant shall ensure that all Planning Board, Chemung County Health Dept., Building Dept., and Public Works requirements are satisfied and that construction was in strict compliance with all approved plans and conditions

WHEREAS, the following are general conditions for the project:

- A. There shall be no burying or dumping of construction material on site
- B. The contractor shall contact Dig Safe at least 72 hours prior to commencing any excavation
- C. Gas, Telephone, Cable, and Electric utilities shall be installed underground, and otherwise as specified by the respective utility companies
- D. Any action by a Town Board, Commission, or Department which requires changes in the placement of any easements or utilities, drainage facilities, grading or no cut lines, may be subject to modification by the Planning Board

WHEREAS, the following are terms prior to any site work:

- A. All erosion and sediment control measures as outlined in the individual erosion control plans that will be developed for the site must be approved by the Big Flats Stormwater Officer and ensure that all stormwater is handled on site. In no case will stormwater be permitted to enter the roadway.

WHEREAS, the following are terms throughout and during construction:

- A. Dust mitigation and roadway must remain clean and an adequate construction entrance shall be installed throughout the construction process.
- B. Hours of operation during construction are limited from 7 a.m. to 5 p.m., Monday through Friday and 8 a.m. – 5 p.m. on Saturdays. Construction is prohibited on Sundays and Town Holidays

NOW, BE IT THEREFORE RESOLVED, to grant preliminary subdivision approval for the proposed two lot subdivision as submitted

CARRIED: AYES: Muir, Piersimoni, Masler, Esty, Hunter, Byland, Ormiston
NAYS:

Dated: Tuesday, May 5, 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 Muir, to adjourn at 6:45pm, Discussion, None, Motion Carries 7-0.

Meeting adjourned at 6:46pm