

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

MAY 3, 2016

Town Hall
Meeting Room
6:30pm

Members Present – Lance Muir, Scott Esty, Carl Masler, Angela Piersimoni, Jim Ormiston, Dave Seely, John Hunter

Members Absent: None

Staff Present: Tim Gilbert, Brenda Belmonte

Guests: Sabra Molter, Todd Molter, George Albert, Karl Schwesinger, Ronald Panosian

Minutes

April 5, 2016

Motion by Esty, seconded by Piersimoni, to approve the minutes of April 5, 2016, Discussion, None, Motion Carries 6-0 with Masler abstaining.

PUBLIC HEARING

**WOLFDEN FARMS FINAL SUBDIVISION PLAT
2898 NYS ROUTE 352
TAX PARCEL #76.00-2-26.122**

Chair Muir opened the public hearing at 6:32pm noting it had been duly published in the Star Gazette.

Speaking for: Applicant Sabra Molter intends to parcel and sell the existing buildings and keep the hay fields.

Speaking against: None

Public hearing closed at 6:34pm

**RESOLUTION P-2016-14
WOLF DEN FARMS FINAL SUBDIVISION PLAT
2898 NYS ROUTE 352
TAX PARCEL #76.00-2-26.122**

Resolution by: Esty
Seconded by: Seely

WHEREAS, this Board has received an application for subdivision review on March 12, 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, this Board held a Public Hearing on Preliminary Plan at this May 3, 2016 planning board meeting; and

BE IT THEREFORE RESOLVED that the Planning Board of the Town of Big Flats declares May 3, 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; now

FURTHER RESOLVED, the Town of Big Flats planning board hereby grants final approval of the 2 lot subdivision as submitted; 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
- E. Applicants shall provide documentation indicating legal right of way to the property.

CARRIED: AYES: Muir, Esty, Piersimoni, Seely, Hunter, Ormiston
NAYS:

Dated: Tuesday, May 3, 2016
BIG FLATS, NEW YORK

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

RESOLUTION P-2016-15
POPEYES CHICKEN FINAL SITE PLAN AMENDMENT
CONSUMER SQUARE
TAX PARCEL #57.04-14-7.17

Resolution: Esty
Seconded by: Ormiston

WHEREAS, this board has received an application from Big Flats Chicken, LLC representing BG BIG FLATS, LLC owner of tax parcel 58.03-1-53.2 for site plan amendment approval for a modification to an approved site plan as shown on a drawing by G&C Albert Consultants dated March 16, 2016; and

WHEREAS, the property on County Route 64, west of Chambers Rd, in the business regional (BR) district, and the development is commonly known as the consumer square development; and

WHEREAS, site approval for this outparcel was granted pursuant to previous resolution, now the applicant is requesting approval for modification of the amended site plan as follows:

- Construction of a single story 2695sf building within the existing paved and landscaped out parcel directly east of the existing Wendy's
- Building will include a fast food restaurant with a drive-thru

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

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

WHEREAS, this board granted preliminary approval on April 5, 2016; and

WHEREAS, this board submitted to the Chemung County Planning Board with a recommendation to approve: now

THEREFORE BE IT RESOLVED, the Town of Big Flats planning board grants FINAL site plan approval as submitted.

CARRIED: AYES: Muir, Piersimoni, Esty, Seely, Ormiston, Hunter

NAYS:

Dated: Tuesday May 3, 2016

BIG FLATS, NEW YORK

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

Lance Muir

Chairman, Planning Board

The proposal includes a 2000sf facility at the outparcel located next to Wendys Restaurant. General upgrades will be made to the site including landscaping and minimal signage. The plan is to break ground by the end of this month to be completed mid-September.

Motion by Esty, seconded by Piersimoni, to adjourn at 7:05pm, Discussion, None, Motion Carries 7-0.

Adjourned at 7:06pm