

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

OCTOBER 4, 2016

Town Hall
Meeting Room
6:30pm

Members Present: Lance Muir, Carl Masler, Angela Piersimoni, Jim Ormiston, Dave Seely, John Hunter, Seth Lovell

Members Absent: Scott Esty

Staff: Brenda Belmonte, Gabriel Holbrow

Guests: Mark Chambers, Gerald Yost, Jeff Palin, John Updyke, Michael Bolt, David Manchester, Brian DeMark, Thomas Stout

Minutes

September 6, 2016

Motion by Seely, seconded by Ormiston, to approve the minutes of September 6, 2016, Discussion; None, Motion Carries 6-0 with Hunter abstaining.

**RESOLUTION P-2016-32
MURCH INSURANCE AGENCY FINAL SITE PLAN
77 CANAL STREET
TAX PARCEL #66.04-1-7**

Resolution by: Seely
Seconded by: Ormiston

WHEREAS, the Town of Big Flats Planning Board received an application for site plan approval on August 16, 2016, from Daniel Murch; 3025 Hickok Rd., Corning, NY 14830, 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, 77 Canal Street is located within the *Town Center (TC) District*; and,

WHEREAS, *Insurance Agency* is an allowed use within said district; and,

WHEREAS the board declares itself lead agency and has forwarded this site plan application to the Chemung County Planning Board as an involved agency, for their review and comment; and

WHEREAS, the proposed action is an Unlisted action pursuant to SEQR 6 NYCRR Part 617; and will not have a significant effect on the environment and preparation of an Environmental Impact Statement will not be required; and

NOW, THEREFORE IT BE RESOLVED the Town of Big Flats Planning Board accepts the Site Plan dated August 16, 2016 as a final plan.

CARRIED: AYES: Muir, Esty, Piersimoni, Ormiston, Masler, Seely, Lovell

NAYS:

Dated: Tuesday, October 4, 2016, 2016
BIG FLATS, NEW YORK

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

**RESOLUTION P-2016-33
PREMIER LANDSCAPING FINAL SITE PLAN
2335 STATE ROUTE 352
TAX PARCEL # 87.04-1-14**

Resolution by: Masler
Seconded by: Piersimoni

WHEREAS, the Town of Big Flats Planning Board received an application for site plan approval on August 17, 2016, from Brian DeMuth, 405 Arcadia Ave., Elmira, NY 14905, to allow Premier Landscaping to operate a landscaping and repair business with a secondary use of ice cream and coffee shop at 2335 NYS Route 352; 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, 2335 NYS Route 352 is located within the *Business Neighborhood (BN) District*; and,

WHEREAS, *Landscaping and Repair Shop and Ice cream / Coffee Shop* are allowed uses within said district; and

WHEREAS, *Repair Shop* includes only the *repair* of lawnmowers and off-road equipment, and does NOT include repair of any vehicle licensed for over the road travel; and

WHEREAS, the applicant has agreed to remove the request for review of a proposed *drive-through window* from the submittal at this time; and,

WHEREAS, the board declared itself lead agency, and will forward to the Chemung County Planning Board for their review; the proposed action is an Unlisted action pursuant to SEQR 6 NYCRR Part 617, and will not have a significant effect on the environment and preparation of an Environmental Impact Statement will not be required; and

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

FURTHER RESOLVED, the Town of Big Flats Planning Board accepts the Site Plan dated August 17, 2016 as a final plan.

CARRIED: AYES: Muir, Masler, Piersimoni, Ormisto, Seely, Hunter, Lovell

NAYS:

Dated: Tuesday, October 4, 2016
BIG FLATS, NEW YORK

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

RESOLUTION P-2016-34
DEPUY SYNTHES CHEMICAL STORAGE BUILDING
FINAL SITE PLAN AMENDMENT
TAX PARCEL # 57.02-1-69

Resolution by: Masler
Seconded by: Piersimoni

WHEREAS, the Town of Big Flats Planning Board received an application for site plan approval from DePuy Synthes, 35 Airport Road, Horseheads, NY 14845, on August 22, 2016; and,

WHEREAS, the applicants proposal is to utilize a pre-constructed *accessory structure* for chemical storage; 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, 35 Airport Road is located within the *Airport Business Development (ABD) District*; and

WHEREAS, the board has declared itself lead agency, and will forward this site plan application to the Chemung County Planning Board for their review and comment

WHEREAS, the proposed action is an Unlisted action pursuant to SEQR 6 NYCRR Part 617; and will not have a significant effect on the environment and preparation of an Environmental Impact Statement will not be required; and

THEREFORE IT BE RESOLVED, the Town of Big Flats Planning Board accepts the Site Plan dated August 16, 2016 as a final.

CARRIED: AYES: Muir, Masler, Piersimoni, Ormiston, Seely, Hunter, Lovell

NAYS:

Dated: Tuesday, October 4, 2016

BIG FLATS, NEW YORK

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

UPDYKE RIDGELINE OVERLAY CONCEPT SITE PLAN

The proposal is for a large garage with future plans to build a house.

The applicant addressed the following items:

- The elevation is 1110 feet. The specific area was chosen as it is relatively level, requiring the least amount of disturbance and at the same time providing enough natural buffer from neighbors, traffic and other points of concern in the town.
- Color scheme consists of natural colors that would blend into the hillside during times of less foliage.

- There are no intentions of using external lighting.
- Tree cutting will be limited to just the building area to maintain as much vegetation as possible. Existing trees are mature at 50' to 65'.
- The plan is to move forward with any stormwater requirements.

The planning board has agreed to waive the landscaping, lighting and visual impact assessment requirements.

**RESOLUTION P2016-35
CORNING AVIATION PROJECT PRELIMINARY SITE PLAN
348 SING SING ROAD
TAX PARCEL #57.02-2-63**

Resolution by: Muir
Seconded by: Seely

WHEREAS, the Town of Big Flats Planning Board received an application for site plan approval from Corning, Inc., 348 Sing Sing Road, located in the Airport Business District (ABD), for a 6000sf addition to the existing hangar on September 16, 2016; 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 Code Enforcement has provided a staff report from Southern Tier Central Planning, dated September 27, 2016; and

WHEREAS, the board has declared itself as lead agency, and will forward this site plan application to the Chemung County Planning Board as an involved agency, for their review; and

WHEREAS, the proposed action is an Unlisted action pursuant to SEQR 6 NYCRR Part 617; and will not have a significant effect on the environment and preparation of an Environmental Impact Statement will not be required; and

THEREFORE IT BE RESOLVED the Town of Big Flats Planning Board accepts the Site Plan dated September 16, 2016, as a preliminary plan.

CARRIED: AYES: Muir, Masler, Piersimoni, Ormiston, Seely, Hunter, Lovell

NAYS:

Dated: Tuesday, October 4, 2016

BIG FLATS, NEW YORK

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

Lance Muir, Chairman

**Motion to adjourn at 7:25pm by Seely, seconded by Piersimoni, Discussion; None,
Motion Carries 7-0.**

Adjourned at 7:26pm