

TOWN OF BIG FLATS
PLANNING BOARD
MEETING MINUTES

AUGUST 7, 2012

Town Hall
Meeting Room
6:30pm

Members Present: Angela Piersimoni, Carl Masler, Jim Ormison, Bob Byland, Scott Esty, Dave Sely, John Hunter

Members Absent: Lance Muir

Staff Present: Tim Gilbert, Brenda Belmonte

Guests: Jennifer Youmans, Jeremy Noll, Pat Isaac, Bill Isaac, John Hunter, Dean Hackett

Minutes

July 10, 2012

Motion by Esty, seconded by Seely, to approve the minutes of July 10, 2012, Discussion, None, Motion Carries 5-0 with Masler and Ormiston abstaining.

July 18, 2012 (Special Meeting)

Motion by Ormiston, seconded by Esty, to approve the minutes of July 18, 2012, Discussion, None, Motion Carries 6-0 with Masler abstaining.

Isaac final site plan

condition – water hookup according to town code – applicant is aware

final and neg dec motion by esty, seely, 7-0

Soaring Capital Soccer Concept Site Plan

Dean Hackett, of Hunt Engineers, discussed revisions made since the last presentation; the height variance request has been lowered from approximately 20ft. to 8ft 6in.

Parking calculations have been based on the proposed soccer fields; one inside the facility and two smaller fields outside.

The proposed annex will contain an office, restroom, locker rooms and a concession stand.

A question was raised as to whether the applicant has been in contact with Dominion Pipeline.

Hackett answered yes, they have received a letter from Dominion stating their approval.

Due to the location, approval will also be required from the FAA as per an email from Ann Crooke, airport manager.

Masler asked about the roof runoff – Hackett said the current plan is to sheet drain it into a pond.

The board reviewed the ZBA criteria as presented by Fagan Engineering.

Requirements will include all-weather dust free parking and interior drives, dark sky lighting, a landscaping plan and the following approvals:

- Stormwater
- Signage
- FAA
- Sewer District

Comments to forward to the ZBA:

Piersimoni feels the variance is substantial as well as self-created.

Esty sees the proposal as an opportunity to enhance the community and believes this is an appropriate use of the variance process.

Byland agreed with Esty, saying he doesn't feel it is a huge variance request in that area of the community.

Masler does not see the height as being a problem and feels the revisions from the previous submittal are well done.

Hunter mentioned that when his child played soccer it was a continuing struggle to find a place to play. It would be nice to have a place to rely on.

Comments will be forwarded to the ZBA recommending approval.

Corning Warehouse

Piersimoni noted the location is the previous Chase Pitkin building.

Rick Wheatland, President of Corning Property Maintenance explained the project:

The Big Flats Corning Plant is being repurposed and in need of a place to store materials and equipment in the midst of an effort to develop a longer range storage plan. Storage materials will consist of warehouse furniture, etc. – absolutely nothing environmentally hazardous. Hours of operation will be 8:00am – 4:00pm and Corning security will monitor the building.

Piersimoni mentioned the need for material safety data sheets.

Esty asked if this proposal would include taking the property off the market for the two years requested.

Gilbert believes the property owner will continue his search for long-term tenants.

Esty asked if there was a renewal clause and was told no.

Masler asked if there were any plans to use the exterior space and was also told no.

Declare lead agency and refer to county esty, byland, all agree.
Piersimoni – will require a use permit.

Interstate battery prelim

Applicant John Knowles stated that he and his wife own the business and explained the proposal.

The plan is to purchase a new truck to be fueled by propane, which is the main reason for the tank request. Having the tank would also allow the business to fill 20lb cylinders, barbeque tanks, etc., and would be more accessible to someone with a mobile home.

Knowles has the required certifications and safety training for propane use, and the business is periodically audited.

Declare lead agency and send to county to approve as prelim masler, ormiston, all agree.

Motion by Seely, seconded by Esty, to adjourn the meeting at 7:29pm.

Meeting adjourned at 7:30pm.