

TOWN OF BIG FLATS
PLANNING BOARD
MEETING MINUTES

June 7, 2016

Town Hall
Meeting Room
6:30pm

Members Present: Lance Muir, Scott Esty, Angela Piersimoni, Jim Ormiston, Dave Seely, John Hunter

Members Absent: Carl Masler

Staff Present: Tim Gilbert, Brenda Belmonte

Guests: Russell Minier, Alan T. Eisdien, James Gensel, Richard Peterson, Tim Steed, Brian Grose, Ron Panosian, Tag Rhodes

Minutes

May 3, 2016

Motion by Seely, seconded by Piersimoni, to approve the minutes of May 3, 2016, Discussion; None, Motion Carries 6-0.

**RESOLUTION P-2016-16
ISLAMIC ASSOCIATION OF THE FINGERLAKES SITE PLAN DEVIATION
499 HICKORY GROVE ROAD
TAX PARCEL # 58.01-1-61.11**

Resolution by: Esty
Seconded by: Seely

WHEREAS, the Town of Big Flats Planning Board received a request dated May 20, 2016, for a site plan deviation the previously approved parking to a total of 36 spaces; 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 completed 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 determined that a negative declaration was made; and

NOW THEREFORE BE IT RESOLVED, the Town of Big Flats Planning Board has considered the site plan deviation and shall forward to the Chemung County Planning Board for review and comment

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

NAYS:

Dated: Tuesday, June 7, 2016
BIG FLATS, NEW YORK

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

The applicant would like to reduce the amount of parking proposed in Phase 1 to approximately 36 spaces. During Phase 2, parking spaces will be constructed on an as needed basis. A recent count of worship attendees was ~34.

Gilbert said that the applicant will be required to return for board review should there be any parking issues in the future (parking on grass, stacking, etc.). It is understood that there will be no parking on the public right-of-way. The fire department has confirmed that there is adequate space for emergency vehicles.

Gensel asked if parking on the grass was allowed.

Gilbert stated that parking on the grass on a regular basis would not be permitted. Should that happen they would be required to come back to the planning board for additional parking.

**RESOLUTION P-2016-17
ELMIRA FITNESS CENTER PRELIMINARY SITE PLAN AMENDMENT
192 DANIEL ZENKER DRIVE
TAX PARCEL # 66.02-2-29.2**

Resolution by: Esty
Seconded by: Ormiston

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

WHEREAS, the Town of Big Flats Zoning Law permits Fitness Center/ Health Club/ Gymnasium with site plan approval; 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;

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

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

NAYS:

Dated: Tuesday, June 7, 2016
BIG FLATS, NEW YORK

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

Gensel stated that utility issues are being worked out with the town. The proposal has been revised to reduce the parking to less than one acre of disturbance so that a stormwater plan will not be required.

**AIRPORT CORPORATE PARK LOT 11R CONCEPT SITE PLAN
AMENDMENT
326 DANIEL ZENKER DRIVE
TAX PARCELS # 67.01-1-7.211 & 57.03-2-12.142**

Gensel explained that a potential tenant would require additional parking; the site plan amendment is to extend the existing parking lot.

Gilbert suggests the applicant meet with the stormwater coalition as soon as possible.

**RESOLUTION P-2016-18
CARSON RENTAL SUPPLY PRELIMINARY SITE PLAN TABLED**

**20 HIBBARD ROAD EXTENSION
TAX PARCEL # 66.02-2-33**

Resolution by: Esty
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,

NOW THEREFORE BE IT RESOLVED, this board hereby moves to table this site plan submission until July 5, 2016 with the applicant present to comment or address any concerns of the planning board.

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

NAYS:

Dated: Tuesday, June 7, 2016
BIG FLATS, NEW YORK

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

Esty feels the application is not specific enough for the board to make a decision. Perhaps this should be tabled as there is no one in attendance to discuss the proposal.

Gilbert said that the original proposal was to have equipment on site and use the building. Additional information now states that they also intend to store mulch and home heating coal. Details are needed as to where those piles would be located.

Ron Panosian stated that if the applicant did not receive a response once the additional information was submitted, most likely they assumed the proposal was adequate. There appears to be a misunderstanding.

Gilbert explained that if the applicant was present to discuss in detail, additional information could be submitted prior to the next meeting.

Esty stated that the board does not necessarily need an engineered drawing. However, we need much more detail than what we have.

The board voted unanimously to table the submission until further detail is provided.

**RESOLUTION P-2016-19
CHEMUNG VALLEY SOCCER ASSOCIATION PRELIMINARY SITE PLAN
2911 STATE ROUTE 352
TAX PARCEL # 76.00-2-26.2**

Resolution by: Seely
Seconded by: Piersimoni

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; and

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;

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

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

NAYS:

Dated: Tuesday, June 7, 2016

BIG FLATS, NEW YORK

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

Lance Muir

Chairman, Planning Board

The applicant intends to convert the driving range into soccer fields. The existing building will be used for a meeting hall and storage. Located in the Conservation District, this is an allowed use for the property.

The applicant is requesting the town waive any fees since this is a not-for-profit organization.

RESOLUTION P-2016-20

TAGS HAUNTED AMUSEMENT BUILDING PRELIMINARY SITE PLAN

STATE ROUTE 352

TAX PARCEL # 76.00-2-17

Resolution by: Seely

Seconded by: Piersimoni

WHEREAS, the Town of Big Flats Planning Board received an application for site plan approval on May 23, 2016; and,

WHEREAS, the applicant proposes to construct two 1032sq ft. Halloween amusement building (spook houses) to be operated each fall; and,

WHEREAS, the applicant proposes to construct the building within the 100 year floodplain in accordance with the town of big flats floodplain development ordinance; and,

WHEREAS, the applicant shall submit a letter from the big flats fire department indicating their ability to access the buildings with service vehicles; and,

WHEREAS, the applicant would be required to seek and be granted a variance from NYS in regard to elimination of the fire suppression system prior to any building permits being granted; 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;

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

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

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Lance Muir
Chairman, Planning Board

Tim Steed, representing the applicant, explained the plan to create a haunted attraction. The idea is to mimic a motel / hotel appearance. There will be two separate buildings, ~885sf each, connected via a walkway. The building will be elevated 6-7 feet to comply with floodplain requirements.

Esty asked if there would be any screening from the road.

Rhodes said that he would like to hide the building from Route 352. He has been looking for someone who can transplant large trees but has not yet found anyone.

Gilbert's concern is fire department protection. The board will require a written statement saying they would be able to access the area in case of an emergency.

Ormiston questioned the design of the building and was told it is intended to look rustic.

Rhodes stated that the goal is for attendees to have a fun experience with an old roadside hotel embodiment. The more modern it looks the more it defeats the purpose. This is a large and growing business. It is important to expand in order to maintain growth and continuity to a part of the business that has been very successful.

Motion by Seely, seconded by Piersimoni, to adjourn at 7:40, Discussion; None, Motion Carries 6-0.

Adjourned at 7:41pm