

TOWN OF BIG FLATS
PLANNING BOARD
MEETING MINUTES

APRIL 5, 2016

Town Hall
Meeting Room
6:30pm

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

Members Absent: Carl Masler

Staff Present: Tim Gilbert, Brenda Belmonte

Guests: Matthew Brown, Sabra Molter, Todd Molter, Jamie Gensel, David R. Adams, Jerry Wozniak,
Brian DeMark

Minutes

March 1, 2016

Motion by Esty, seconded by Seely, to approve the minutes of March 1, 2016, Discussion, None, Motion Carries 5-0 with Ormiston abstaining.

**RESOLUTION P-2016-11
PREMIER LANDSCAPING PRELIMINARY & FINAL SITE PLAN
TAX PARCEL # 57.04-1-3.2**

Resolution by: Esty
Seconded by: Seely

WHEREAS, the Town of Big Flats Planning Board received an application for site plan approval on February 3, 2016 to allow Premier Landscaping to operate a service office and accessory contractors equipment storage area at 3311 Chambers Rd.; and,

WHEREAS, the Town of Big Flats Zoning Law permits “Retail” and as an accessory “Contractors Equipment Storage” within the Business Regional zone pending site plan approval; 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 planning board felt at the March 1, 2016 meeting that the site plan was incomplete and lacked details to adequately grant preliminary approval; and

WHEREAS, this board declared itself as lead agency and forwarded to the Chemung County planning board, pursuant to the provisions of SEQR 6 NYCRR Part 617; and,

NOW THEREFORE BE IT RESOLVED, this board declared 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 and final approval with the condition that an agreement be reached with the Chemung County Department of Public Works regarding county concerns of mulching debris entering the roadway prior to any materials being stored on the property.

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

NAYS:

Dated: Tuesday, April 5, 2016

BIG FLATS, NEW YORK

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

Lance Muir

Chairman, Planning Board

This is to be a temporary location for the applicant's landscaping business. He is hopeful that the storefront will draw customers and the office area will allow space to design and display projects.

Muir noted that Chambers Rd. is one of the busiest roads in Big Flats. The county is questioning what would guarantee the roadways be kept free of debris.

DeMark said mulch would be stored within block barriers. He has not seen an issue with it spilling over on to the roads. Someone would be on location at all times to monitor activity.

Gilbert stated that a maintenance contract between the applicant and the county would be a required condition of any approval.

Esty asked what type of equipment would be located on site and was told small trailers, pickup trucks, a skid loader and a couple of enclosed trailers. No backhoes or heavy construction equipment.

**RESOLUTION P-2016-12
WOLFDEN FARM SUBDIVISION PRELIMINARY PLAT
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, that the Planning Board of the Town of Big Flats shall make a determination 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; and

WHEREAS, this Board hereby authorizes the Code and Planning Office to schedule a Public Hearing on Preliminary Plan for May 3, 2016 at the request of the applicant; and

BE IT THEREFORE RESOLVED the Town of Big Flats planning board hereby accepts the proposed 2 lot subdivision as preliminary; 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, April 5, 2016
BIG FLATS, NEW YORK

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

**MATHEW BROWN VARIANCE REFERRAL
84 SING SING ROAD
TAX PARCEL # 57.03-2-19**

The board voted unanimously to forward this variance request to the Zoning Board of Appeals with a favorable recommendation.

**DEMETS VARIANCE REFERRAL (HEIGHT & AREA)
1 TURTLE DRIVE
TAX PARCEL # 67.01-1-61**

Specialized equipment for another product line will require a height of 60ft in a portion of the building. A request has been sent to the FAA for an official notification of approval.

A second variance request for lot coverage (70%) will be for a warehouse and additional parking.

The board voted unanimously to forward this variance request to the Zoning Board of Appeals with a favorable recommendation.

**ELMIRA FITNESS CENTER CONCEPT SITE PLAN
192 DANIEL ZENKER DRIVE
TAX PARCEL # 66.02-2-29.2**

Located in the former Twin Tier Racquet Club; the proposal includes remodeling the existing structure and adding parking space.

The building will need to be sprinkled; whether they would use storage tanks with the existing well or connect to the public water system is being decided. Discussions are being held with the town regarding what size water pipe will be required.

**RESOLUTION P-2016-13
POPEYES CHICKEN PRELIMINARY SITE PLAN AMENDMENT
CONSUMER SQUARE
TAX PARCEL #57.04-14-7.17**

Resolution: Esty
Seconded by: Seely

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 February 19, 2015; 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 shall the submission to the Chemung County Planning Board for review and comment: now

THEREFORE BE IT RESOLVED, the Town of Big Flats planning board moves to accept the documents submitted and grants Preliminary approval.

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

Dated: Tuesday, April 5, 2016
BIG FLATS, NEW YORK

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

Motion to adjourn at 7:55pm by Seely, seconded by Esty, Discussion, None, Motion Carries 6-0.

Adjourned at 7:56pM