

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

MAY 1, 2012

Town Hall
Meeting Room
6:30pm

Members Present: Lance Muir, Angela Piersimoni, Carl Masler, Jim Ormiston, Scott Esty, John Hunter

Members Absent: Bob Byland, Dave Seely

Staff Present: Tim Gilbert, Brenda Belmonte

Guests: James Gensel

Minutes

April 3, 2012

Motion by Esty, seconded by Piersimoni, to approve the minutes of April 3, 2012, Discussion, None, Motion Carries 6-0.

PUBLIC HEARING
COLONIAL DRIVE HOTELS SUBDIVISION
TAX PARCEL 58.01-2-28.1

Chair Muir opened the public hearing at 6:33pm, noting it had been duly published in the Star Gazette.

Speaking for: None

Speaking against: None

Public hearing closed at 6:35pm.

**RESOLUTION P-2012-13
Colonial Drive Subdivision Final
Tax Parcel 58.01-2-28.1**

Resolution by: Esty
Seconded by: Byland

WHEREAS, this Board has received an application for subdivision review on January 18, 2012; and

WHEREAS, this Board, as per Town of Big Flats Code 16.08.030(D), has determined the preliminary/final plat to be complete; and

WHEREAS, this board held a scheduled Public Hearing on the Preliminary Plat April 3, 2012, and;

WHEREAS, the following are terms prior to endorsement of the final plat:

- 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

WHEREAS, the Planning Board has considered the comments of its staff report dated, April 24, 2012, to the Planning Board; and

NOW THEREFORE BE IT RESOLVED, that the Planning Board of the Town of Big Flats hereby determines, pursuant to the provisions of SEQR 6 NYCRR Part 617, that the proposed Type 1 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.

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

NAYS: None

Dated: Tuesday, May 1, 2012

BIG FLATS, NEW YORK

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

Lance Muir

Chairman, Planning Board

RESOLUTION P-2012-14

VISIONS HOTEL

FINAL/ SITE PLAN

Colonial Drive

Tax Parcel # 58.01-2-35.31

Resolution by: Hunter

Seconded by: Masler

WHEREAS, The Town of Big Flats Planning Board has received an application from Manir Properties for site plan approval on the above parcels located within the BR district on Jan 20, 2012; and

WHEREAS, the Town of Big Flats Planning Board has reviewed the site plan at its regular meeting and has evaluated several considerations; and

WHEREAS, the Town of Big Flats previously declared itself as lead agency, and that the proposed action is a Type I action pursuant to SEQR 6 NYCRR Part 617.20; and

WHEREAS, the Planning Board has considered the Full Environmental Assessment Form and other materials submitted by the applicant in support of the proposed action, has considered the Town of Big Flats engineering review dated February 28, 2012, (which memoranda are incorporated herein by reference and 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 previously determined, pursuant to the provisions of SEQR 6 NYCRR Part 617, that the proposed Type I 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, the proposed action is Type I action pursuant to SEQR 6 NYCRR Part 617.20; and

WHEREAS, that the Planning Board of the Town of Big Flats previously declared itself as lead agency and has notified all agencies involved, pursuant to the provisions of SEQR 6 NYCRR Part 617.20; and

WHEREAS, the Town of Big Flats Planning Board has reviewed the site plan at its regular meeting and has evaluated several considerations; and

NOW THEREFORE BE IT RESOLVED, the Town of Big Flats Planning Board accepts the Jan 3rd, 2011 Staff Comments, and site plan ammendments as finding of fact and has determined that the approval shall be made final with the following conditions:

- SWPP Compliance
- All as-builts shall be submitted to the Town of Big Flats
- A digital copy of the final approved site plan shall be submitted to the Town of Big Flats
- All signage shall comply with the Big Flats Zoning Law
- All utilities shall comply with Town of Big Flats and Chemung County DPW and Sewer District

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

NAYS: None

Dated: Tues May 1, 2012
BIG FLATS, NEW YORK

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

Chairman, Planning Board

Motion by Seely, seconded by Piersimoni, to adjourn at 7:28pm, Discussion, None, Motion Carries 6-0.