

MINUTES
TOWN OF HORSEHEADS
PLANNING BOARDING
January 3rd, 2024

A regular meeting of the Planning Board of the Town of Horseheads, County of Chemung, and the State of New York was held on the 3rd day of January, 2024 at 7:00PM.

MEMBERS PRESENT: Joe Atkinson, Allan Curren, Amy Crandall, Angela Hawken, Matt Mustico, Ken Nicastro

MEMBERS ABSENT: Tom Skebey

OTHERS PRESENT: John Mustico, Town Attorney; Tina McGrane, Secretary; Amanda Hillman, Deputy Town Clerk; Greg Larnard, Code Director (via Zoom); Luke Grasmeyer, from Hunt Engineers, representing Crickler Management and

CALL TO ORDER: Co-Chairman Joe Atkinson called the meeting to order at 7:00pm.

MINUTES: A motion to accept the minutes of the December 6th, 2023, meeting, was made by Board Member and seconded by Board Member

CORRESPONDENCE: Recommendation for Amendment to Setback §204-4 Definitions

OLD BUSINESS:

- A. **#898A** – Renovus Solar on behalf of Chemung Supply Corporation, 61 Philo Road West, Elmira – Amendment to Existing PUD - 496kW Ground-Mounted Solar Array, - To be owned and used by Chemung Supply Corp. – Tax Map #58.20-2-3.8
The Horseheads Town Board is holding a Public Hearing on January 10th, 2024

- B. **#443A** – Crikler Management Group, LLC, 100 Lenox Avenue, Horseheads– Minor Subdivision and Zoning Change from PUD to Business – Tax Map #69.14-5-24 - **PUBLIC HEARING**

Mr. Luke Grasmeyer, from Hunt Engineers, attended the meeting, representing Crickler Management Group and a discussion was held.

Town Attorney, John Mustico, read the Public Hearing Notice that was published in the Star Gazette Newspaper on December 26th, 2023 and then explained the rules of conduct for the Public Hearing. Persons wishing to comment will stand, state their name and address and upon being recognized make their statement. Mr. Mustico also explained the Planning Board will not respond to questions presented during the Public Hearing. Questions will be addressed when the Public Hearing is closed.

Mr. Mustico opened the Public Hearing to any persons wishing to comment in regard to the request made by Luke Grasmeyer of Hunt Engineers, representing Crickler Management Group, LLC.

As no one came forward to comment, there was a motion to close the public hearing.

A motion to close the Public Hearing was made by: Board Member and Seconded by

RESOLUTION #1 OF 2024

RESOLUTION TO APPROVE THE MINOR SUBDIVISION FOR PROJECT #443A, CRICKLER MANAGEMENT GROUP, LLC, 100 LENOX AVENUE, HORSEHEADS, NY, - TAX MAP #69.14-5-24

Motion by: Board Member Seconded by: Board Member

WHEREAS, Crickler Management made application for a Minor Subdivision, by way of a subdivision application, dated November 21st, 2023, Part 1 SEQ, dated November 21st, 2023, along with and a map, marked and received as “A”, for the property located at 100 Lenox Avenue, Horseheads, NY, and

WHEREAS, current zoning is Planned Unit Development, and

WHEREAS, one subdivision, approximately 4.99 acres in size, will continue to be owned and used by Crickler Vending, and remain as Planned Unit Development, and

WHEREAS, another subdivision approximately 2.19 acres in size, will be sold for the development, and be transferred to Business Zone, and

WHEREAS, a Public Hearing was held at the Town of Horseheads, and

WHEREAS, the Town Planning Board, having duly considered the same, and

NOW, THEREFORE, BE IT RESOLVED, the Town Planning Board of the Town of Horseheads, held a Public Hearing on January 3rd, 2024, at 7PM, 150 Wygant Road, Horseheads, NY, to approve a Minor Subdivision, for Project #443A, Crickler Management Group, 100 Lenox Avenue, Horseheads, NY – Tax Map #69.14-5-24

AYES: (6) Atkinson, Curren, Crandall, Hawken, Mustico, Nicastro

NAYES (0)

NEW BUSINESS:

- A. #607C** – David Balch Construction, 352 East Franklin Street, Horseheads, NY – Site Plan Review – 10’x103’ Addition to Raise the Roof to Allow for Taller Doors – Tax Map #59.02-2-30

Mr. Balch attended the meeting and a discussion was held.

RESOLUTION #2 OF 2024

RESOLUTION TO APPROVE THE SITE PLAN REVIEW FOR DAVID BALCH CONSTRUCTION, 352 EAST FRANKLIN STREET, HORSEHEADS, NY – FOR A 10’X103’ ADDITION TO RAISE THE ROOF TO ALLOW FOR TALLER DOORS - TAX MAP #59.02-2-30

Motion by: Board Member

Seconded by: Board Member

- B. #416B** – Best Budz Dispensary, Inc., 2420 Corning Road, Horseheads, NY – Referred from the Horseheads Town Board – Special Permit – Operation of a NYS Licensed Retail Dispensary for Adult-Use Marijuana Products – Tax Map #69.05-1-10 (#69.05-1-10/1)

Recommendation for Amendment to Setback in §204-4 Definitions

OTHER BUSINESS:

- A. Overlay Zones for Lake Road & Grand Central Avenue
- B. Discussion of Eliminating first 250 ft. Residence A on Roads in the Town

As there was no further business to come before the Board, a motion to adjourn was made by Board Member Allan Curren and Seconded by Ken Nicastro at 7:40 PM. All were in favor.

Respectfully submitted,

Tina M. McGrane, Secretary – Town of Horseheads Planning Board