

MINUTES
TOWN OF HORSEHEADS
PLANNING BOARD MEETING
January 4th, 2023

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 4th day of January, 2023 @ 7:00PM.

MEMBERS PRESENT: Tom Skebey, Joe Atkinson, Roxanne Mark, Allan Curren, Angela Hawken, Amy Crandall

MEMBERS ABSENT: None

OTHERS PRESENT: Tina McGrane, Secretary; John Mustico, Town Attorney; Sean Reardon, Project Civil Engineer & Permitting Consultant, Tetra Tech; Robert Romine, Project Developer, ClearPath Energy, LLC; and Randy Parker, for the Parker Solar Project; Howard and Derek Van Skiver from Clearview Excavating; Gary Baccille, Baccille Construction Solutions and Tom Knapp, Knappy's Auto Body; Emily Mitchell from AR Building Company and Shauncy Maloy, Project Manager, Passero Associates

CALL TO ORDER: Chairman Tom Skebey called the meeting to order at 7:05pm.

MINUTES: A motion to accept the minutes, of the December 7th, 2022 meetings was made by Board Member Joe Atkinson and seconded by Board Member Roxanne Mark. All were in favor.

CORRESPONDENCE: None

OLD BUSINESS:

#742B – ‘Parker Solar Project’, 251-267 Breesport Road, Horseheads, NY – Site Plan Review-Proposed 5MW Solar Project

Mr. Sean Reardon, Project Civil Engineer & Permitting Consultant, for this project, along with Robert Romine, Project Developer, Clear Path Energy, LLC & Randy Parker, attended the meeting.

The referral for this project was sent to the Chemung County Planning Board, however, there was no correspondence from the County or the other Agencies involved. A motion was made to call for a Public Hearing on Wednesday, February 1st, 2023.

RESOLUTION #1 OF 2023

RESOLUTION TO CALL FOR A PUBLIC HEARING - PROJECT #742B, PARKER SOLAR PROJECT, 251-267 BRESREPORT ROAD, HORSEHEADS, NY – 5MV SOLAR PROJECT – SITE PLAN REVIEW

Motion by: Board Member Joe Atkinson Seconded by: Board Member Amy Crandall

WHEREAS, a Pre-Application Conference Submittal was received April 27th, 2022, from Mr. Robert Romine, Project Developer, from Clear Path Energy, LLC, for the proposed Parker Solar Project, located at 251-267 Breesport Road, Horseheads, NY, and

WHEREAS, the Pre-Application Conference Submittal included a Zoning Map and Site Locus Map, marked 'A', dated April 27th, 2022, and

WHEREAS, current zoning is AG/Res A, and

WHEREAS, a Site Plan Review Application was received November 2, 2022, along with emailed electronic copies of the Preliminary Site Plan, dated the same, and

WHEREAS, the Board accepted the Preliminary Site Plan at the December 7th, 2022 meeting, 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, will hold a Public Hearing, February 1st, 2023, at 7PM, 150 Wygant Road, Horseheads, NY, for Project #742B, Parker Solar Project, 251-267 Breesport Road, Horseheads, NY, Tax Map #50.00-2-41.31, 50.00-2-41.32, 50.00-3-46.2

AYES: (6) Atkinson, Curren, Mark, Crandall, Hawken, Skebey
NAYES (0)

#607B – Clearview Excavating (Howard & Derek Van Skiver), 352 E. Franklin Street, Horseheads, NY – Site Plan Review – Equipment Storage Area

Howard & Derek Van Skiver attended the meeting and discussed their plans for the proposed equipment storage area. There was much discussion and questions in regard to the site area.

The following questions were addressed and answered; is the proposed area in the flood plain, are there utility easements, communication lines, elevation levels, sediment and gravel runoff control.

The storage area will be within a chain linked fence, with brush and trees to block the view from neighboring residents and will be at the south end of property.

RESOLUTION #2 OF 2023

RESOLUTION TO APPROVE THE SITE PLAN REVIEW FOR PROJECT #607B, CLEARVIEW EXCAVATING, HOWARD & DEREK VAN SKIVER, FOR AN EQUIPMENT STORAGE AREA, LOCATED AT 352 E. FRANKLIN STREET, HORSEHEADS, NY – TAX MAP #59.02-2-30

Motion by: Board Member Allan Curren Seconded by: Board Member Roxanne Mark

WHEREAS, a Site Plan Review Application was submitted on December 14th, 2022, by Clearview Excavating, Howard & Derek Van Skiver, for a proposed Equipment Storage Area, at 352 E. Franklin Street, Horseheads, NY, and

WHEREAS, a SEQR and survey map, marked ‘A’, received and dated December 14th, 2022, and

WHEREAS, two arial view maps, marked ‘A’, received January 3rd, 2023, and

WHEREAS, current zoning is Business, and

WHEREAS, storage area will be at the south end of the property, and

WHEREAS, the Planning Board has duly considered the same, and

NOW, THEREFORE, BE IT RESOLVED, the Planning Board of the Town of Horseheads, approves the Site Plan Review for project #607B, Clearview Excavating, Howard & Derek Van Skiver, for the proposed Equipment Storage Area, at 352 E. Franklin Street, Horseheads, NY, received approved with amendment or modification except as authorized by the Board, subject to the following conditions:

1. Acceptance and Approval by Clearview Excavating to stay out of flood plain
2. Acceptance and Approval by Clearview Excavating to stay away from easements

AYES: (6) Atkinson, Curren, Mark, Hawken, Crandall, Skebey

NAYES: (0)

#798A – Baccile Construction Solutions, LLC, 3145 Lake Road, Horseheads, NY – Site Plan Review – 4 Bay Addition to the backside of Existing Building

Gary Baccile, Baccile Construction Solutions, LLC, attended the meeting with Tom Knapp, owner of Knappy’s Auto Body. Gary was hired to construct a 4 Bay Addition to the backside of the Existing Building.

A discussion was held and a motion was made by Board Member Roxanne Mark and seconded by Angela Hawken to refer this project to the Chemung County Planning Board.

1/4/2023

#905 – AR Building Company, 92 Colonial Drive, Horseheads, NY – Referred by the Horseheads Town Board – PUD Amendment Request – Adding Residential Use to Existing PUD Zoning District

Ms. Emily Mitchell, representing AR Building Company, attended the meeting, along with Shauncy Maloy, Project Manager from Passero Associates.

AR Building Company is a real estate development company and their representative, Ms. Emily Mitchell discussed the proposed 200 Unit apartment development. Mr. Maloy presented the layout of the apartment buildings and surrounding area.

The Board requested a preliminary proposal, per Town code §204-87 ‘Preliminary Proposal’, along with a ‘statement of intent’.

The Planning Board referred the project to the Town of Horseheads, for an Amendment to PUD Rezoning. The project will also be referred to the Chemung County Planning Board.

RESOLUTION #3 OF 2023

RESOLUTION TO MAKE A POSITIVE RECOMMENDATION TO THE HORSEHEADS TOWN BOARD, FOR PROJECT #905, AR BUILDING COMPANY, 92 COLONIAL DRIVE, HORSEHEADS, NY – PUD AMENDMENT

Motion by: Board Member Allen Curren Seconded by: Board Member Roxanne Mark

WHEREAS, by way of a letter dated November 21st, 2022, along with proposed development plans, received and marked ‘A’. AR Building Company submitted a request for a PUD amendment to add residential zoning to its use, and

WHEREAS, by way of Resolution #146 of 2022, dated December 14th, 2022, the Horseheads Town Board referred this PUD Amendment request to the Horseheads Planning Board, and

WHEREAS, the location is zoned PUD, and

WHEREAS, the AR Building Company, is requesting to include residential zoning to the PUD Amendment, and

WHEREAS, on January 4th, 2023, Ms. Emily Mitchell, representing the AR Building Company, and Shauncy Maloy, Project Manager, from Passero Associates, appeared before the Planning Board and a discussion was held, and

WHEREAS, AR Building Company is a real estate development company, and

WHEREAS, a discussion was held about the proposed 200 Unit Apartment Development, and

1/4/2023

WHEREAS, there was a discussion about the potential draining issues associated with that area and it was suggested that Chemung County Soil & Water, along with Chemung County Storm Water Coalition (Jimmie Joe Carl), be involved with the project. and

WHEREAS, the project will have a private road way, however, it was suggested that the Town's Highway Superintendent, Marty Vanderhoff, be involved in their road 'turn around', for snow removal, and

WHEREAS, the water supply will be Big Flats & the Village of Horseheads, therefore, the project will be referred to both municipalities, and

WHEREAS, AR Building Company will need to submit a SEQR, a preliminary proposal, per Town Code §204-87 'Preliminary Proposal', along with a statement of intent, and

WHEREAS, this will not be a phased project, 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, makes a Positive Recommendation to the Horseheads Town Board, for Project #905, AR Building Company, 92 Colonial Drive, Horseheads, NY – PUD Amendment

AYES: (6) Atkinson, Curren, Mark, Hawken, Crandall, Skebey

NAYES: (0)

#906 – Randy Parker, 315 Bannister Road, Breesport, NY – Referred by the Horseheads Town Board – Zoning Request Change

Mr. Parker attended the meeting to discuss his plans and his request for a rezoning change. He would like to extend his Agricultural & Hill Use into Residence 'A' Zone, at his tree farm – only at the Bannister Road address.

This project will be referred to the Zoning Board of Appeals. Mr. Parker will need to submit a ZBA application.

RESOLUTION #4 OF 2023

RESOLUTION TO MAKE A POSITIVE RECOMMENDATION TO THE ZONING BOARD OF APPEALS FOR PROJECT #906, RANDY PARKER, 315 BANNISTER ROAD, BREESPORT, NY 14816– ZONING REQUEST CHANGE

Motion by: Board Member Roxanne Mark

Seconded by: Board Member Amy Crandall

1/4/2023

WHEREAS, by way of a letter to the Town Board, dated November 21st, 2022, along with a map, Randy Parker has requested a zoning change to his property at 315 Bannister Road, Breesport, NY, and

WHEREAS, an updated map of the proposed zoning area was submitted January 3rd, 2023, marked and received as 'A', and

WHEREAS, Mr. Parker appeared before the Planning Board on January 4th, 2023, to discuss his request, and

WHEREAS, the current zoning is partly Residential A and partly Agriculture/Hill, and

WHEREAS, the applicant would like to extend the Agricultural/Hill Use to Residential A, on his tree farm property only, at his Bannister Road address, and

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

NOW, THEREFORE, BE IT RESOLVED, the Town Planning Board of the Town of Horseheads, makes a Positive Recommendation to the Zoning Board of Appeals for the zoning request of Randy Parker, 315 Bannister Road, Breesport, NY

AYES: (6) Atkinson, Curren, Mark, Hawken, Crandall, Skebey

NAYES: (0)

As there was no further business to come before the Board, a motion to adjourn was made by Board Member Joe Atkinson and Seconded by Angela Hawken @ 8:40 PM. All were in favor.

Respectfully submitted,

Tina McGrane, Secretary
Town of Horseheads Planning Board