

MINUTES
TOWN OF HORSEHEADS
PLANNING BOARD MEETING
January 5th, 2022

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 5th day of January 5th, 2022 7:00PM.

MEMBERS PRESENT: Tom Skebey, Joe Atkinson, Roxanne Mark, Allan Curren (via zoom)

MEMBERS ABSENT: Brenda Knoll, Amy Crandall, Tom Jansen

OTHERS PRESENT: Tina McGrane, Secretary, John Mustico, Town Attorney, Chris Yearick and Jillian Janovsky (Project Manager, representing Texas Roadhouse- via zoom)

CALL TO ORDER: Chairman Tom Skebey called the meeting to order at 7:01pm.

MINUTES: A motion to accept the minutes of the November 3rd, 2021, meeting was made by Board Member Roxanne Mark and seconded by Board Member Joe Atkinson. All were in favor.

CORRESPONDENCE: None

NEW BUSINESS:

- A. #766B – Texas Roadhouse, 1750 County Route 64, Horseheads, NY – Addition of Covered Patio – Site Plan Review

Ms. Jillian Janovsky, Project Manager for GreenbergFarrow, attended via zoom, to represent Texas Roadhouse.

RESOLUTION #1 OF 2022

RESOLUTION TO MAKE A POSITIVE RECOMMENDATION TO THE HORSEHEADS TOWN BOARD FOR APPROVAL OF THE PROPOSED PUD AMENDMENT FOR TEXAS ROADHOUSE, 1750 COUNTY RTE 64, HORSEHEADS, NY – REQUEST TO ADD A 1,059 SQUARE FOOT COVERED PATIO

Motion by: Board Member Joe Atkinson Seconded by: Board Member Roxanne Mark

WHEREAS, Texas Roadhouse, by way of Site Plan Application, dated December 14th, 2021 and SEQR, dated, December 14th, 2022, with maps marked received as ‘A’, and

WHEREAS, current zoning is PUD, and

WHEREAS, applicant would like to construct an addition of a +/- 1,059 square foot covered patio, to the existing restaurant, and

WHEREAS, Jillian Janovsky, of GreenbergFarrow, Project Manager for Texas Roadhouse, attended the Planning Board meeting, via Zoom, to discuss the project, and

WHEREAS, the addition would have several tables, with a door from the patio to the restaurant vestibule, with railings around the perimeter, and

WHEREAS, the patio will have lamp heaters and fans in the ceiling, but the patio will not be used in the winter months, and

WHEREAS, a positive recommendation was made to the Horseheads Town Board, to hold a public hearing, to amend the existing PUD for expansion, 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 #766B, Texas Roadhouse, 1750 County Rte. 64, Horseheads, NY, to amend the exiting PUD, to allow for an addition of a covered patio.

AYES: (4) Atkinson, Curren, Mark, Skebey

NAYES (0)

- B. #895 – Chris Yearick, 540 Hardscrabble Road, Lowman, NY – Area Variance – Front Setback

Chris attended the meeting to discuss the construction of a 24x24 pole barn, as an addition to the south side of the existing 24x32 garage. The construction needs to be at the south side of existing garage to avoid structural problems related to water issues.

RESOLUTION #2 OF 2022

RESOLUTION TO MAKE A POSITIVE RECOMMENDATION TO THE ZONING BOARD OF APPEALS, TO APPROVE THE AREA VARIANCE – FRONT SETBACK, FOR PROJECT #895 – CHRIS YEARICK, 540 HARDSCRABBLE ROAD, LOWMAN, NYY 14861 – TAX MAP #71.00-19.2

Motion by: Board Member Joe Atkinson Seconded by: Board Member Roxanne Mark

WHEREAS, by way of Area Variance Application, dated December 16, 2021 and the SEQR, dated December 16, 2021, with maps marked received as ‘A’, and

WHEREAS, current zoning is Residential A, and

WHEREAS, applicant would like to construct a 24’x24’ pole barn to the existing garage, and

WHEREAS, there is an unknown tile drain line causing water issues for garage addition, and

WHEREAS, building the addition on the north side of existing garage is not possible, due to the water/drainage issues, and

WHEREAS, the addition needs to move to the south side of existing garage, to avoid structural problems related to the water issues, 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 Zoning Board of Appeals, for Project #895, to grant Chris Yearick, for an Area Variance for his property located at 540 Hardscrabble Road, Lowman, NY, approved with amendment or modification except as authorized by the Board, subject to the following conditions:

1. Need dimensions on drawing – map to scale

AYES: (4) Atkinson, Curren, Mark, Skebey

NAYES (0)

OTHER BUSINESS:

- A. Overlay Zones for Lake Rd. & Grand Central Avenue

This item will carry to the February meeting.

- B. Special Use Permits

This item will carry to the February meeting.

As there was no further business to come before the Board, motion to adjourn was made by Joe Atkinson at 8:00pm and Seconded by Roxanne Mark. All were in favor.

Respectfully submitted,

Tina McGrane, Secretary
Town of Horseheads Planning Board