

MINUTES
TOWN OF HORSEHEADS
PLANNING BOARD MEETING
March 2nd, 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 2nd day of March, 2022 7:00PM.

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

MEMBERS ABSENT: None

OTHERS PRESENT: Tina McGrane, Secretary, John Mustico, Town Attorney, Mark Belloma, & Ken Witter (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 January 5th, 2022 meeting was made by Board Member Joe Atkinson and seconded by Board Member Roxanne Mark, with the condition That the wording be changed on page #210, under Resolution #1, for Texas Roadhouse, from '70 tables' to 'several tables'. All were in favor.

CORRESPONDENCE: Brenda Knoll submitted her letter of resignation from the Planning Board, effective today, March 2nd, 2022.

NEW BUSINESS:

- A. #808F – Ken Witter, 212 Vargo Road, Horseheads, NY – Subdivision - Final Plat Amendment

Mr. Witter attended the Planning Board meeting, via Zoom and a discussion was held about his plans for the subdivision of 18+/- acres from 131 acres of parcel C and I. Board Chairman Tom Skebey called for a motion for a Public Hearing at the April 6th, 2022 meeting. The motion was carried.

RESOLUTION #3 OF 2022

RESOLUTION TO CALL FOR A PUBLIC HEARING - PROJECT #808F, KEN WITTER, 212 VARGO ROAD, HORSEHEADS, NY – SUBDIVISION OF +/- 18 ACRES - FINAL PLAT AMENDMENT – TAX MAP #50.00-3-8.1

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

WHEREAS, Ken Witter made application for a Subdivision of +/- 18 Acres, 212 Vargo Road, Horseheads, NY (Tax Map #50.00-3-8.1), by way of application and SEQR, dated February 23rd, 2022 and two maps, marked received as 'A', one showing the original lot and one showing the subdivided lot, dated the same, and

WHEREAS, current zoning is Residential/Agricultural, and

WHEREAS, Ken Witter attended the Planning Board meeting, via zoom, and a discussion was held, and

WHEREAS, the subdivision of 18+/- acres from 131 acres, of parcel C and I, 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, April 6th, 2022, at 7PM, 150 Wygant Road, Horseheads, NY, for Project #808F Ken Witter, 212 Vargo Road, Horseheads, NY – Subdivision of +/- 18 Acres– Final Plat Amendment

AYES: (5) Atkinson, Curren, Mark, Skebey, Crandall

NAYES (0)

B. #54C – Matt Cox, Valley Lane, Valley Acres – Subdivision

Mr. Cox submitted a letter, dated February 22, 2022, to the Town of Horseheads Planning Board, requesting a review of his site design of 3 building lots in Valley Lane, to one large parcel – lots #39, 40 and 41. A map was enclosed, dated February 22, 2022, along with property descriptions of each of the lots.

Mr. Cox did not attend the meeting, however, a discussion was held. This item will carry to the April meeting.

C. #544A – John Furstoss, Veteran Hill, Horseheads, NY – Review Subdivision, Phase II

Mr. Furstoss did not submit an application in time for tonight’s meeting and did not attend, however, a discussion was held. This item will carry to the April meeting.

D. #897 – Mark J. Belloma, 219 Hillcrest Road, Elmira, NY – Area Variance – Road Frontage, for property located at 2058 Grand Central Avenue, Horseheads, NY

Mr. Belloma attended the meeting and presented this request for an area variance. He would like to split the property. The front half of his property contains a commercial building, along with a parking lot. The back of the property contains his house and a pole barn.

He desires to sell the front portion of the property to Buckley’s Automotive, a neighboring property owner. The applicant would not own any frontage to the house for ingress and regress. He will retain ‘right of way’. The property is business zoned and all connect uses are permitted uses

RESOLUTION #4 OF 2022

RESOLUTION MAKING A POSITIVE RECOMMENDATION TO THE ZONING BOARD OF APPEALS, TO APPROVE THE AREA VARIANCE – ROAD FRONTAGE, FOR PROJECT #897 – MARK J. BELLOMA, 219 HILLCREST ROAD, ELMIRA, NY, FOR PROPERTY LOCATED AT 2058 GRAND CENTRAL AVENUE, HORSEHEADS, NY – TAX MAP #69.06-3-41

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

WHEREAS, by way of Area Variance Application, dated February 22, 2022 and the SEQR, dated February 22, 2022 with a map marked received as ‘A’, and

WHEREAS, current zoning is Business, and

WHEREAS, Chairman Tom Skebey quoted the following Code § 204-45. Density and area requirements. B. Residential lots in the Business Zone shall have the same minimum area and frontage requirements as set forth in § 204-29 of this chapter, and

WHEREAS, the applicant has requested the footage be deduced to 0 (zero) feet, which is substantial, and

WHEREAS, the change, in a business zone will not substantially change the character of the neighborhood and allow expansion of an existing business, 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 #897, Mark Belloma – Area Variance – Road Frontage - for the property located at 2058 Grand Central Avenue, Horseheads, NY.

OTHER BUSINESS:

- A. Overlay Zones for Lake Rd. & Grand Central Avenue
This item will carry to the April meeting.

- B. Special Use Permits
This item will carry to the April meeting.

As there was no further business to come before the Board, motion to adjourn was made by Allan Curren at 7:41pm and Seconded by Amy Crandall. All were in favor.

Respectfully submitted,

Tina McGrane, Secretary
Town of Horseheads Planning Board