

MINUTES
TOWN OF HORSEHEADS
PLANNING BOARD MEETING
April 5th, 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 5th day of April, 2023 @ 7:00PM.

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

MEMBERS ABSENT: None

OTHERS PRESENT: Tina McGrane, Secretary; Greg Larnard, Code Director (via Zoom), Sean Reardon, Project Civil Engineer & Permitting Consultant, Tetra Tech; Robert Romine, Project Developer, ClearPath Energy, LLC, for the Parker Solar Project & Sheesley's Solar Project; Randy Parker, for the Parker Solar Project, along with residents Lisa Vangalis and Karen & Dave Vaughn; Charles Olin, Philo Road Property, LLC; Karen & John Furstoss for the Hylan Terrace Phase II; Shawn P. Matthews, representing Bolt Storage, LLC.

CALL TO ORDER: Chairman Tom Skebey called the meeting to order at 7:00pm.

MINUTES: A motion to accept the minutes of the March 1st, 2023 meetings was made by Board Member Allen Curren and seconded by Board Member Angela Hawken. All were in favor.

CORRESPONDENCE: None

OLD BUSINESS:

- A. **#603B** – Philo Road Property, LLC/Charles Olin – 103 Philo Road West, Elmira, NY – Minor Subdivision – Total Acreage 2.256 Acres – Tax Map #58.19-1-8.1 -
PUBLIC HEARING

Chairman Tom Skebey read the Public Hearing Notice that was published in the Star Gazette Newspaper on March 27th, 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. Skebey 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. John opened the Public Hearing to any persons wishing to comment in regard to the request made by Charles Olin, Philo Road Property, LLC, for a Minor Subdivision of 2.256 Acres, for the property at 103 Philo Road West, Elmira, NY.

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 Joe Atkinson and
Seconded by Brenda Knoll.

Chairman, Tom Skebey, read all eleven (11) questions of SEQR, PART 2 – Impact Assessment. The Board reviewed and discussed all eleven (11) questions. The response to each question is as follows:

1. No, material conflict with the adopted land use plan or zoning regulations.
The project site is zoned as Residential A
2. No, the project is consistent with use. The project will have minimal/small impact upon the land use.
3. No, will action impair the character or quality of the existing community.
4. No, action will not have an impact on the environmental characteristics that caused the establishment of a Critical Environment Area (CEA). There are no CEAs located in Chemung County.
5. No, action will result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway. The level of service will have minimal/small impact upon the community.
6. No, action will cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities. New York State's energy code requirements must be followed.
7. No, action will impact existing public or private water supplies or public or private wastewater treatment utilities beyond the current ability of the suppliers to accommodate.
8. No, impact on the character or quality of important historic, archaeological, architectural or aesthetic resources.
9. No, adverse impact upon natural resources.
10. No, increase in the potential for erosion, flooding or drainage problems. No physical impact on property.
11. No, action would create a hazard to environmental resources or human health.

Part 3 of the SEQR is the Lead Agency's determination of significance summary. As a result, of the discussion of Part 2 of the SEQR, the Planning Board determined, based on the information and analysis above the proposed action will not result in any significant adverse environmental impacts. Chairman, Tom Skebey check marked the appropriate box, signed and dated the SEQR, April 5th, 2023. This project was classified as an unlisted action by the Planning Board in

accordance with the State Environmental Review. It will not have any significant adverse environmental impacts.

A motion to Accept SEQR was made by: Board Member Joe Atkinson and Seconded by Board Member Amy Crandall

RESOLUTION #10 OF 2023

RESOLUTION TO APPROVE THE FINAL PLAT FOR PHILO ROAD PROPERTY, LLC/CHARLES OLIN, FOR THE PROPERTY AT 103 PHILO ROAD WEST, ELMIRA, NY – MINOR SUBDIVISION – TOTAL ACREAGE OF PROPOSED ACTION 2.256 ACRES – TAX MAP #58.19-1-8.1

Motion by: Board Member Allen Curren

Seconded by: Board Member Brenda Knoll

WHEREAS, an application for a Minor Subdivision was submitted by Mr. Olin on February 21st, 2023, and

WHEREAS, a SEQR and survey map marked ‘A’, ‘Pre-Existing Conditions’ and survey map marked ‘B’, ‘Subdivision Map’, received and dated February 21st, 2023, and

WHEREAS, a copy of a Quit claim Deed, dated December 29th, 2022, was also received February 21st, 2023, and

WHEREAS, the project was referred to the Chemung County Planning Board and the Village of Horseheads, both returning to the Horseheads Planning Board for local determination, and

WHEREAS, the current zoning is 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, approves the Final Plat for a Minor Subdivision at 103 Philo Road West, Elmira, NY, by request of Charles Olin/Philo Road Property, LLC

AYES: (7) Skebey, Atkinson, Curren, Crandall, Mark, Knoll, Hawken

NAYES (0)

B. #742B – Parker Solar Project, 251-267 Breesport Road, Horseheads, NY – 5MW Solar Project – Tax Map #50.00-2-41.31, Tax Map #50.00-2-41.32 and Tax Map #50.00-3-46.2

A discussion was held with Sean Reardon and Robert Romine in regards to the Host Benefit Agreement and the Decommissioning Plan, that were sent to the Town Attorney, John Mustico.

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Mr. Mustico was not in attendance, therefore, there was no further action taken at this meeting.

Chairman Skebey will have each Board Member complete the 10-page 'Long SEQR Form' for the May meeting. At that meeting, the SEQR will be reviewed and a recommendation will be made for the Site Plan.

This project will carry to the May 3rd meeting.

C. #523C – TRW Construction, 2382 Corning Road, Horseheads, NY – Amended Site Plan – Construction of 2,560 sq. ft. for Storage and Office Building – Tax Map #69.09-3-4.1

This project was referred to the Chemung County Planning Board on March 7th, 2023. The Chemung County Board determined the site plan did not have sufficient detail for approval.

Mr. Wahl brought in an amended survey map, marked 'B', dated March 3rd, 2023 and two additional survey maps, marked 'C', dated March 30th, 2023.

After much discussion, Chairman Skebey determined there was not enough detail for the site plan code provisions. The hand drawn map was not acceptable and Mr. Skebey recommended an Engineering firm update the site map. Code Director, Greg Larnard, will contact Mr. Wahl.

There was no further action taken at this meeting. The project will carry to the May 3rd meeting.

NEW BUSINESS:

A. #341A – 'Sheesley Solar Project', 200 North Chemung Road, Horseheads, NY – CP Breesport Four, LLC (affiliate of ClearPath Energy, LLC) – Site Plan Review – Approval of a 5MW Major Solar Collection System – Tax Map #61.01-2-47.12

The land for this project is currently used as part of a sewer operation, that assists in growing crops, however, the sewer operation will be moved elsewhere and the solar will not be in that area that is farmed.

Robert Romine & Sean Reardon are representing the 'Sheesley Solar Project' as well as the Parker Solar Project. They discussed the plans for the project and Mr. Reardon gave a presentation of the layout of the project. Mr. Reardon will send the maps to the Planning Board Secretary, to distribute to the Board Members, as they were not available for this meeting.

This project will be referred to the Chemung County Planning Board once the maps are received. As there was no further action, this project will carry to the May 3rd meeting.

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**B. #544B – Hylan Terrace, Horseheads, NY, John Furstoss Builders & Developers –
Completion of Phase II Subdivision**

John Furstoss addressed the Board and discussed his plans for Phase II of Hylan Terrace. Mr. Furstoss realizes there is much to do in order to move forward on this project.

The main area of concern is the draining issues that have occurred in that area. There have been provisions made, however, the provisions need to be accepted by the Chemung County Soil & Water District. The Board recommended that Mr. Jimmy Jo Carl, of the Chemung County Soil & Water District, be contacted. Mr. Furstoss will require something in writing to see the updated changes with the current standards.

The roads are not completed, however, Phase A & B, “Whispering Pines Drive” will have eight (8) open lots, with four (4) lots on each side. The lots are #18, 19, 20 and 21 on one side and lots #28, 29, 30 and 31 on the other. The Town Attorney, John Mustico, needs to be consulted with regard to the Town’s ‘line of credit’ requirement for the road construction and road maintenance.

Mr. Furstoss needs to get further information to Greg Lardnard, the Code Director and needs to get information from the Soil & Water District and John Mustico. As there was no further action, this project will carry to the May 3rd meeting.

C. #907 – Nicolas Camacho for 192 Old Ithaca, LLC dba Bolt Storage, 360 Old Ithaca Road, Horseheads, NY – Site Plan Review – Demolition of two (2) Pole Barn Structures and Construction of a 34,550 sq. ft., Climate Controlled Self-Storage Building – Tax Map #69.09-3-4.1

Mr. Shawn Matthews appeared before the Board to represent Bolt Storage. A brief discussion was held, however, there was no further action taken by this Board. This project will be referred to the Chemung County Planning Board.

As there was no further action, this project will carry to the May 3rd meeting.

OTHER BUSINESS:

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

As there was no further business to come before the Board, a motion to adjourn was made by Board Member Allen Curren and Seconded by Angela Hawken @ 8:05 PM. All were in favor.

Respectfully submitted,

Tina McGrane, Secretary
Town of Horseheads Planning Board