

MINUTES
TOWN OF HORSEHEADS
PLANNING BOARD MEETING
May 4th, 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 4th day of May, 2022 @ 7:00PM.

MEMBERS PRESENT: Tom Skebey, Joe Atkinson, Roxanne Mark, Allan Curren (via Zoom), Angela Hawken

MEMBERS ABSENT: Amy Crandall

OTHERS PRESENT: Tina McGrane, Secretary, Brian Grose (Elmira Structures), Robert Romine (Parker Solar Project), Eric Redding & Cris Pasco (Bergman Associates-Breesport Solar Project), James Buckley, Dale & Carol Smith, Arnie Brown, Via Zoom the following: Jared Hines, Matt Effler, Matthew McGowan, Samantha Sargent

CALL TO ORDER: Chairman Tom Skebey called the meeting to order at 7:02pm.

MINUTES: A motion to accept the minutes from March & April 2022 was made by Board Member Roxanne Mark and seconded by Board Member Joe Atkinson. All were in favor.

Chairman Tom Skebey welcomed new Planning Board Member, Angela Hawken

CORRESPONDENCE: Chairman Tom Skebey passed out information from ‘**Chapter 161 Solar Energy Systems & Equipment**’.

NEW BUSINESS:

- A. **#897B** – Buckley Holding, 2058 Grand Central Avenue, Horseheads, NY – Special Use Permit

Mr. Buckley appeared before the Planning Board to discuss his plans for the property at 2058 Grand Central Avenue. Due to the extended use of the property, this is referred to the Horseheads ZBA. This request was also referred to the Chemung County Planning Board and the Village of Horseheads.

RESOLUTION #7 OF 2022

RESOLUTION MAKING A POSITIVE RECOMMENDATION TO THE ZONING BOARD OF APPEALS, TO APPROVE THE SPECIAL USE PERMIT, FOR PROJECT #897B –BUCKLEY HOLDINGS, 2048 GRAND CENTRAL AVENUE, FOR THE PROPERTY LOCATED AT 2058 GRAND CENTRAL AVENUE, HORSEHEADS, NY – TAX MAP #69.06-3-41

Motion by: Board Member Joe Atkinson Seconded by: Board Member Angela Hawken

WHEREAS, by way of Special Permit Application, dated April 12th, 2022, and

WHEREAS, current zoning is Business, and

WHEREAS, the applicant would like the vacant land to be used for overflow parking and a repair shop, and

WHEREAS, the Chemung County Planning Board recommended local determination of the proposed special use permit, stating no countywide or inter-community impact, 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 #897B, Buckley Holdings, 2048 Grand Central Avenue, Horseheads, for the property located at 2058 Grand Central Avenue, Horseheads, NY, Tax Map #69.06-3-41.

AYES: (5) Skebey, Atkinson, Curren, Mark & Hawken

NAYES: (0)

B. #898 - Elmira Structures, 607 Pro Sports Complex, LLC, 61 Philo Road, Elmira, NY – Site Plan Review - Referred from Horseheads Town Board

Mr. Brian Grose, from Fagan Engineers, appeared before the Board to discuss the project. The applicant plans new construction of a 15,800 square foot metal building. This project was referred back to the Horseheads Planning Board, from the Horseheads Town Board, by way of Horseheads Town Board Resolution #77 of 2022.

This project will be referred to the Chemung County Planning Board and Village of Horseheads. The project will come back to the Planning Board, for a site plan review, after receiving additional information from the applicant.

RESOLUTION #8 OF 2022

RESOLUTION TO MAKE A POSITIVE RECOMMENDATION TO THE HORSEHEADS TOWN BOARD, FOR PROJECT #898, ELMIRA STRUCTURES, 607 PRO SPORTS COMPLEX, LLC, 98 PHILO ROAD WEST, ELMIRA, NY, FOR A PLANNED UNIT DEVELOPMENT AMENDMENT

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

WHEREAS, Elmira Structures, made application for a Site Plan Review, for 607 Pro Sports Complex, LLC, located at 98 Philo Road, Elmira, NY (Tax Map #58.20-2-3.8), by way of application and SEQR, dated March 23rd, 2022 and (9) nine maps, marked received as ‘A’, and

WHEREAS, the Horseheads Planning Board referred this back to the Horseheads Town Board for their recommendation on conceptual use of the property, 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, hereby refers the Planned Unit Development Amendment request for Elmira Structures, Inc., to the Horseheads Town Board, for their recommendation.

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

NAYES (0)

C. #871A – Catalyze (and its affiliate Breesport Community Solar, LLC), 625 Breesport Road, Breesport, NY – Community Solar Farm – Site Plan Review

Mr. Eric Redding, from Bergmann Associates, attended the meeting and discussed the project. The site for this solar farm is in an existing gravel mine and is not visible to the public. Mr. Redding will contact the various agencies (NYSEG, D.O.T. & NYDEC) that will be involved with the project. The applicant then has 30 days to come back to the Planning Board. This project will be referred to the Chemung County Planning Board. This project will carry to the June Meeting.

D. #742A – Randy Parker, Parker Solar Project, 251 Breesport Road, Breesport, NY, Pre-Application Conference

Mr. Robert Romine, the Project Developer, from ClearPath Energy, represented Randy Parker, who could not attend tonight's meeting. Mr. Romine discussed the proposed project.

Chairman Tom Skebey requested a preliminary or final site plan review, along with a SEQR, to be reviewed at the next meeting. He also requested a letter from the owner of the property, stating that Mr. Romine is his representative for this project. This project will carry to the June Meeting.

OLD BUSINESS:

A. #54C – Matthew Cox, Valley Lane, Valley Acres Subdivision, Horseheads, NY – Final Plat Amendment - Public Hearing

Mr. Cox called to say he could not attend tonight's meeting, therefore, no action was taken. A motion was made to adjourn this until the June meeting.

B. #897A – Buckley Holding, 2058 Grand Central Avenue, Horseheads, NY – Site Plan Review

Mr. Buckley attended the meeting. Chairman Tom Skebey said due to the regulations, this project needs to be referred to the ZBA.

C. #899 – Proposed Zoning Changes Regarding Sale of Cannabis in Business Zones and Amending the Special Permits Section of the Ordinance

There was no action taken on this item. This will carry to the June meeting.

OTHER BUSINESS:

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

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

As there was no further business to come before the Board, motion to adjourn was made by Joe Atkinson at 8:15pm and Seconded by Roxanne Mark. All were in favor.

Respectfully submitted,

Tina McGrane, Secretary
Town of Horseheads Planning Board