

MINUTES  
TOWN OF HORSEHEADS  
PLANNING BOARD MEETING  
**July 6th, 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 6<sup>th</sup> day of July, 2022 @ 7:00PM.

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

**MEMBERS ABSENT:** Tom Skebey

**OTHERS PRESENT:** Tina McGrane, Secretary, Brian Grose, representing Elmira Structures & Orchard Hill Road Subdivision; Eric Redding, representing the Breesport Community Solar Project; Marc Maser and James Buckley, for Buckley Holdings; Randy Parker, Kevin Sullivan, Mark Shattuck (via Zoom for the Advanced Auto project)

**CALL TO ORDER:** Acting Chairman Joe Atkinson called the meeting to order at 7:01pm.

**MINUTES:** A motion to accept the minutes from June 1<sup>st</sup>, 2022 was made by Board Member Allen Curren and seconded by Board Member Amy Crandall. All were in favor.

**CORRESPONDENCE:** None

**NEW BUSINESS:**

- A. #676B** – Kevin Sullivan, Sullivan’s Funeral Home, 365 E. Franklin Street, Horseheads, NY – Garage Expansion - Site Plan Review

Mr. Sullivan appeared before the Planning Board to discuss his plans for his garage expansion project. He would like to expand to 2 (two) bays for additional space. There will be no reduction in parking. This project will be referred to Chemung County and the NYS DOT and will come back to the Planning Board.

- B. #901-** Craig Southard & Ryan Randolph, 210 Orchard Hill Road, Elmira Heights, NY - Subdivision

Brian Grose, from Fagan Engineers, appeared before the Planning Board, on behalf of Craig Southard & Ryan Randolph, to discuss the requested subdivision. The subdivision will consist of (3) three separate parcels; Two (2) parcels will be 14 acres and One (1) will be 2-1/2 acres.

The Board accepted the map as a sketch plan.

**RESOLUTION #11 OF 2022**

**RESOLUTION TO CALL FOR A PUBLIC HEARING - PROJECT #901, CRAIG SOUTHARD & RYAN RANDOLPH, 210 ORCHARD HILL ROAD, ELMIRA HEIGHTS, NY - SUBDIVISION –TO SUBDIVIDE (3) THREE SEPARATE PARCELS**

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

**WHEREAS**, Mr. Brian Grose, of Fagan Engineers, submitted a letter, along with a Site Plan Application, on behalf of Mr. Craig Southard and Mr. Ryan Randolph, to the Horseheads Code Enforcement Officer, Greg Larnard, dated June 24<sup>th</sup>, 2022, and

**WHEREAS**, the letter included the SEQR Short Form, a 11x17 Subdivision Map and a 22x34 Subdivision Map, received and marked ‘A’, dated June 24<sup>th</sup>, 2022, and

**WHEREAS**, current zoning is Residential A, and

**WHEREAS**, Mr. Grose attended the Planning Board meeting, on behalf of Mr. Southard and Mr. Randolph, and a discussion was held, and

**WHEREAS**, the Planning Board accepted the Plans as ‘Sketch Plans’, 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, August 3<sup>rd</sup>, 2022, at 7PM, 150 Wygant Road, Horseheads, NY, for Project #901- Craig Southard & Ryan Randolph, 210 Orchard Hill Road, Elmira Heights, NY - Subdivision

**AYES:** (5) Atkinson, Curren, Mark, Crandall, Hawkins

**NAYES** (0)

**C. #902** – Advanced Auto, 511 Chemung Street, Horseheads, NY, Referred by The Village of Horseheads – Subdivision Plat

After a brief discussion, the Town of Horseheads Planning Board determined that this matter would have no impact upon the Town and this is a matter for local determination.

**OLD BUSINESS:**

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

Mr. Eric Redding appeared before the Board to discuss the proposed Community Solar project. The Board Members received copies of the Decommissioning Plan, dated June 13<sup>th</sup>, 2022 and copies of the Interconnection Agreement, dated January 26, 2022.

Town Attorney, John Mustico, was not present at the meeting, however, he requested a ‘Host Benefit Agreement’ before the Town Board considers a final approval. Mr. Redding will reach out to Mr. Mustico in regard to this request. This is tabled until the August meeting.

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

A brief discussion was held and suggestions made to the verbiage for Special Use Permits. This is tabled until the August meeting.

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

Mr. Marc Maser attended the meeting with Mr. Buckley and a discussion was held in regard to the parking lot expansion.

**RESOLUTION #12 OF 2022**

**RESOLUTION TO APPROVE THE SITE PLAN FOR PROJECT #897A, BUCKLEY HOLDINGS, 2058 GRAND CENTRAL AVENUE, HORSEHEADS, NY - FOR PARKING LOT EXPANSION**

Motion by: Board Member Allen Curren

Seconded by: Board Member Roxanne Mark

**WHEREAS**, by way of Site Plan Review Application, dated March 29<sup>th</sup>, 2022 and the SEQR, dated the same, and with a sketch, marked received March 29<sup>th</sup>, 2022, marked as ‘A’, and

**WHEREAS**, current zoning is Business, and

**WHEREAS**, at the April 6<sup>th</sup> Planning Board meeting, this project was referred to the Chemung County Planning Board and the Village of Horseheads, and

**WHEREAS**, the Chemung County Planning Board meeting was held April 28<sup>th</sup>, and this project was not approved by the County, due to lack of information provided regarding proposed physical alterations to the site, and

**WHEREAS**, the Chemung County Planning Board recommended an engineer or landscape architect review the plans, and

**WHEREAS**, Maser Engineering revised the site plan maps, marked and received as ‘A’, dated May 18<sup>th</sup> & May 23<sup>rd</sup>, 2022, and

**WHEREAS**, Mr. Maser spoke at the July 6<sup>th</sup> Planning Board meeting and the changes that were made for the expansion of the parking lot were approved, however, Mr. Curren was concerned about the retaining wall height, and asked for revised drawings, and

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

**NOW, THEREFORE, BE IT RESOLVED**, the Planning Board, of the Town of Horseheads, made a motion to approve the Site Plan for Buckley Holdings, LLC, for a parking lot expansion at 2058 Grand Central Avenue, Horseheads, NY. Approved with amendment or modification except as authorized by the Board, subject to the following conditions:

1. Mr. Maser must submit revised drawings of the retaining wall, to Greg Larnard, in the Code Department.

**AYES:** (5) Atkinson, Curren, Mark, Crandall, Hawken

**NAYES:** (0)

**D. #898** – Elmira Structures, 607 Pro Sports Complex, 61 Philo Road West, Elmira, NY – Site Plan Review and PUD Amendment

Mr. Brian Grose attended the meeting to represent Elmira Structures and to discuss a more detailed use of the building. The complex will be used for practice only and there will not be indoor seating at the complex. The hours will be from 3-10 PM on weekdays, all day on weekends and the summer hours will be determined. The purchase agreement from the new owners was presented, as requested.

### **RESOLUTION #13 OF 2022**

#### **RESOLUTION TO APPROVE THE SITE PLAN AND PUD AMENDMENT, FOR PROJECT #898, ELMIRA STRUCTURES, 607 PRO SPORTS COMPLEX, 61 PHILO ROAD WEST, ELMIRA, NY – NEW CONSTRUCTION**

Motion by: Board Member Roxanne Mark

Seconded by: Board Member Allen Curren

**WHEREAS**, by way of Site Plan Review Application, dated March 23rd, 2022 and the SEQR, dated the same, and (9) nine site plan maps, marked received March 23<sup>rd</sup>, 2022, marked as ‘A’, and

**WHEREAS**, current zoning is Planned Unit Development, and

**WHEREAS**, this project was referred to the Horseheads Planning Board from the Horseheads Town Board, by Resolution #14 of 2022, and

**WHEREAS**, the building will be new construction of a 15,800 SF metal building, with landscaping and 9x18 parking spaces, and

**WHEREAS**, the Planning Board recommended that the D.O.T. be notified, due to the upcoming traffic on Philo Road, and

**WHEREAS**, the Planning Board recommended this project be referred to Chemung County, the Village of Horseheads and back to the Horseheads Town Board, and

**WHEREAS**, a Chemung County Planning Board held a meeting on May 26<sup>th</sup>, and it was referred back to the Town, for local determination, and

**WHEREAS**, the Horseheads Town Board held a Public Hearing on June 8<sup>th</sup>, 2022, and by way of Resolution #91 of 2022, a negative declaration was made, under the SEQR request of Elmira Structures, to allow sports complexes, and

**WHEREAS**, the Horseheads Town Board, by way of Resolution #92 of 2022, authorized the P.U.D. Amendment request of Elmira Structures, and

**WHEREAS**, Fagan Engineers submitted revised 11x17 and 22x34 Site Plans, on behalf of Elmira Structures, dated and received June 24<sup>th</sup>, 2002, 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 Elmira Structures application, for a Site Plan and a PUD Amendment, for the 607 Pro Sports Complex, at 61 Philo Road West, Elmira, NY

**AYES:** (5) Atkinson, Curren, Mark, Crandall, Hawken

**NAYES:** (0)

**OTHER BUSINESS:**

- A. Overlay Zones for Lake Rd. & Grand Central Avenue  
This item will carry to the August meeting.
- B. Special Use Permits  
This item will carry to the August meeting.

As there was no further business to come before the Board, motion to adjourn was made by Allen Curren at 8:10pm and Seconded by Amy Crandall. All were in favor.

Respectfully submitted,

Tina McGrane, Secretary  
Town of Horseheads Planning Board