

MINUTES
TOWN OF HORSEHEADS
PLANNING BOARD MEETING
October 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 October, 2022 @ 7:00PM.

MEMBERS PRESENT: Joe Atkinson, Roxanne Mark, Allan Curren, Angela Hawken, Tom Skebey

MEMBERS ABSENT: Amy Crandall

OTHERS PRESENT: Town Attorney, John Mustico; Tina McGrane, Secretary; Chris Mickinkle & guest, applicant/owner for 2030 Lake Road; Gurbreet Singh & guest, applicant for a convenient store at 1892 Grand Central Avenue.

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

MINUTES: A motion to accept the minutes, of the September 7th, 2022 meetings was made by Board Member Allen Curren and seconded by Board Member Roxanne Mark. All were in favor.

CORRESPONDENCE: None

OLD BUSINESS:

- A. **#904**– Gurbreet Singh, 1892 Grand Central Avenue, Horseheads, NY – Site Plan Review – Current building is a bar/restaurant and Mr. Singh would like to change the building into a convenient store.

Applicant appeared before the Board to discuss his plans for the convenient store. Mr. Singh is planning to put on an addition to the building, in order to change the current ‘L’ shape. Applicant currently owns another convenient store in Elmira and submitted photographs that show the existing inside layout and outdoor signage, that will be duplicated in the new store.

It was suggested that Mr. Singh meet with the Code Department, to update the current survey map, to scale the addition. The existing parking lot will remain as it is, however, Mr. Singh needs to show the number of 10x20 parking spaces that will be needed.

This item will carry to the November 2nd, 2022 meeting.

- B. **#348A** – Christopher Mickinkle, 2030 Lake Road, Elmira, NY – Site Plan Review – Current building is a small engine repair shop and Mr. Mickinkle would like to change the building into a retail novelty shop and restaurant.

Mr. Mickinkle began the discussion stating he is putting a hold on his plans for a restaurant at this time. This business is located in the Town of Elmira and a referral was sent last month. The

Town of Elmira discussed the application and made a motion to return the application to the Town of

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Horseheads without comment. This project was referred to the Chemung County Planning Board, and put on the Agenda for their September 22nd meeting, however, there has been no reply from the County.

Mr. Mickinkle is working with his Architect to update his site plan, to include an addition of 8ft. x 14-15 ft. The updated site plan will be referred to the County.

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 Industrial Park Zone
2. Yes, the project is consistent with use. The project will have 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. Improvement of truck flow.
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. Small impact.
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. The portion of the 100 year flood plan is not being disturbed. Reviewed the map. No flood plain development permits needed.
10. No, increase in the potential for erosion, flooding or drainage problems. No physical impact on property. All plans to be reviewed by the Stormwater Team before construction begins.

11. No, action would create a hazard to environmental resources or human health.

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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, October 5th, 2022. 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 Al Curren.

A motion to accept the 16x18 'Parking #1', at the rear of building was made by: Board Member Al Curren and Seconded by Board Member Joe Atkinson.

This item will carry to the November 2nd, 2022 meeting.

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

NAYES: (0)

As there was no further business to come before the Board, a motion to adjourn was made by Joe Atkinson at 7:30 pm and Seconded by Al Curren. All were in favor.

Respectfully submitted,

Tina McGrane, Secretary
Town of Horseheads Planning Board