

MINUTES
TOWN OF HORSEHEADS
PLANNING BOARD MEETING
January 2, 2019

A regular meeting of the Planning Board of the Town of Horseheads, County of Chemung, and the State of New York was held at the Town Hall, 150 Wygant Road, Horseheads, NY on the 2nd day of January 2, 2019 at 7:00PM.

MEMBERS PRESENT: Heather Hawkes, Joe Atkinson, Roxanne Mark, Tom Jansen, Tom Skebey, William Dominikoski

MEMBERS ABSENT:

OTHERS PRESENT: Cathy Wood, Secretary; John P. Mustico, Town Attorney; Ron Panosian, representing the owner of 2447 Corning Rd., Bill Vallet, Pastor of Pennsylvania Avenue United Methodist Church, John and Sue Dunlap; Brenda Knoll, resident

CALL TO ORDER: Chairman Bill Dominikoski called the meeting to order at 7:00pm.

MINUTES: A motion to accept the minutes, of the December 5, 2018 meeting, was made by Board Member Tom Jansen and seconded by Board Member Roxanne Mark. All were in favor.

CORRESPONDENCE: None

OLD BUSINESS:

- A. #729A, Kevin W. Kelsey, DBA Ideal Motors, 2095 Lake Rd – Final Site Plan Review - Auto Sales

The applicant did not appear. This item will carry to the February 2019 meeting.

NEW BUSINESS:

- A. #122A, Pennsylvania Avenue United Methodist Church (PAUMC), 2447 Corning Road – PUD Amendment – Site Plan Review – Use of Existing Building for Church Activities

Ron Panosian, representing the owner of the property, Bill Vallet, Pastor of Pennsylvania Avenue United Methodist Church (PAUMC), John Dunlap, Chair for Finance Team (PAUMC) and Sue Dunlap, Trustee (PAUMC) appeared to discuss the project. PAUMC is leasing the building from the applicant. John P. Mustico requested a letter stating PAUMC is leasing not buying. John explained the zoning for this location, what it was approved for in the 70's, how the applicant used it since and his recommendation regarding PAUMC leasing the property now. So because PAUMC is leasing the property from the owner, as many businesses have done, PUD amendment is not necessary and site plan review can proceed. This was referred to the County and they recommended approval for site plan and comment that a highway work permit is required.

Renovations will be minimal and only to the inside. Parking is sufficient. Tom Skebey sent Jeremy Hogan information regarding sign regulations and advised PAUMC to touch base with him. The sign height may need to be adjusted to a lower height. PAUMC was also told to call our code officer Mike Brown to schedule a fire inspection before opening.

The Board reviewed and discussed all eleven (11) questions of Part 2 of the SEQR. 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 PUD and is a permitted use under the existing zoning ordinance.
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. The project may improve the existing community.
4. No, action will 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 resource. No wetlands in the area.
10. No, increase in the potential for erosion, flooding or drainage problems. All drainage must be kept on property during and after construction.
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 Bill Dominikoski check marked the appropriate box, signed and dated the SEQR, January 2, 2019. 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 declare the Planning Board is lead agency under SEQRA and classify this as an unlisted action and make a negative declaration as its determination of significance pursuant to SEQRA was made by: Board Member Joe Atkinson and seconded by Board Member Tom Jansen.

RESOLUTION #1 OF 2019

RESOLUTION TO APPROVE #122A, PENNSYLVANIA AVENUE UNITED METHODIST CHURCH (PAUMC), 2447 CORNING ROAD – PUD AMENDMENT – SITE PLAN REVIEW – USE OF EXISTING BUILDING FOR CHURCH ACTIVITIES

Motion by: Board Member Joe Atkinson Seconded by: Board Member Heather Hawkes

WHEREAS, Pennsylvania Avenue United Methodist Church (PAUMC), made application for Site Plan Review, by way of Application, dated November 21, 2018, SEQR, dated November 26, 2018, and Tax Map, dated August 3, 1992, Job #92423, marked received as “A”, and Sketch Plan of Interior Layout, received December 3, 2018, marked received as “A”, and

WHEREAS, the location is zoned PUD, and

WHEREAS, on December 31, 2018, a response recommending approval of the proposed site plan along with comment that a highway work permit is required, was received from the Chemung County Planning Board, and

WHEREAS, on January 2, 2019, Ron Panosian, representing the owner of the property, Bill Vallet, Pastor of Pennsylvania Avenue United Methodist Church (PAUMC), John Dunlap, Chair for Finance Team (PAUMC) and Sue Dunlap, Trustee (PAUMC) appeared before the Planning Board and a discussion was held, and

WHEREAS, PAUMC is leasing the property from the owner, as many businesses have done since the 70’s, PUD amendment is not necessary, and

WHEREAS, a letter stating PAUMC is leasing not purchasing was requested, and

WHEREAS, sign requirements must be followed for this location, and

WHEREAS, on January 2, 2019, after review of the SEQR, the Planning Board, as lead agency, has determined the project is an unlisted action and will not have a coordinated review pursuant to Part 617, Article 8 (SEQRA) of Environmental Conservation Law and project will not have a significant adverse environmental impact. A negative declaration is issued for project, and

WHEREAS, the Planning Board has duly considered the same, and

NOW, THEREFORE, BE IT RESOLVED, the Planning Board of the Town of Horseheads, approves the plan as the Final Site Plan, Tax Map, dated August 3, 1992, Job #92423, marked

received as “A”, and Sketch Plan of Interior Layout, received December 3, 2018, marked received as “A”, approved with amendment or modification except as authorized by the Board.

AYES: (6) Hawkes, Atkinson, Mark, Jansen, Skebey, Dominikoski

NAYES: (0)

OTHER BUSINESS:

A. Cell Tower – Code Review

Joe Atkinson began the discussion referring to the Cell Tower Code that the Town of Erwin approved. The Village of Riverside is adapting the same laws. The NYS Conference of Mayors presented a webinar on Cell Towers. Board Members expressed this would be a very helpful informational webinar to view. It was decided to view this webinar at the February 2, 2019 meeting. Members will receive continuing education credits once viewed. This item will carry to the February 2019 meeting.

B. Referral from Town Board – Review Existing Ordinance with regards to Road Setbacks

This item will carry to the February 2019 meeting.

C. Referral from Town Board – Review Existing Ordinance with regards to Signs

This item will carry to the January 2019 meeting.

D. Overlay Zones for Lake Rd. & Grand Central Ave.

This item will carry to the February 2019 meeting.

Tom Skebey explained to Members changes to the SEQR form for Type 2 and Type 1 actions for 2019.

As there was no further business to come before the Board, motion to adjourn was made by Tom Jansen at 7:35pm. All were in favor.

Respectfully submitted,

Cathy Wood, Secretary
Town of Horseheads Planning Board