

MINUTES
TOWN OF HORSEHEADS
PLANNING BOARD MEETING
September 4, 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 4th day of September, 2019 at 7:00PM.

MEMBERS PRESENT: Joe Atkinson, Brenda Knoll, Roxanne Mark, Tom Jansen, Tom Skebey, Heather Hawkes

MEMBERS ABSENT:

OTHERS PRESENT: Cathy Wood, Secretary; John P. Mustico, Town Attorney; Kim Carlin, Zoning

CALL TO ORDER: Chairman Heather Hawkes called the meeting to order at 7:00pm.

MINUTES: A motion to accept the minutes, of the August 7, 2019 meeting, was made by Board Member Tom Jansen and seconded by Board Member Brenda Knoll. All were in favor.

CORRESPONDENCE: None

OLD BUSINESS:

- A. #871, Referral from Town Board – 625 Breesport Rd & 81 Jackson Creek Rd –
Residence A Zoned – Possible PUD

Kim Carlin appeared to discuss the project. An updated Preliminary Proposal, reflecting buildings and parking, was received August 13, 2019, marked received as “B”. This project will be phased. The Farmers Market/Crafters Market will be the first phase. Anticipated opening is July 2020. This project was referred to the Chemung County Planning Board and their response was recommending Town approval. The Town Board will hold a public hearing September 11, 2019.

RESOLUTION #13 OF 2019

**RESOLUTION MAKING A POSITIVE RECOMMENDATION TO THE TOWN
BOARD FOR PROJECT #871 REFERRAL, 625 BRESPOORT RD & 81 JACKSON
CREEK RD – PRELIMINARY PROPOSAL – CURRENTLY RESIDENCE A –
CHANGE ZONING TO PUD ZONING**

Motion by: Board Member Joe Atkinson

Seconded by: Board Member Roxanne Mark

WHEREAS, by way of letter, dated June 3, 2019, Kim Carlin and Gayle Parsons, submitted a rezoning request to the Town Board for 625 Breesport Road and 81 Jackson Creek Road, and

WHEREAS, the Town Board held a meeting June 12, 2019 and by way of Resolution #90 of 2019, referred this request to the Planning Board for review, and

WHEREAS, on July 3, 2019, Kim Carlin appeared before the Planning Board and a discussion was held, and

WHEREAS, the current zoning is Residence A, and

WHEREAS, both properties 625 Breesport Road and 81 Jackson Creek Road adjoin each other and total approximately 50.4 acres, and

WHEREAS, Kim Carlin and Gayle Parsons would like to purchase these properties and open businesses that would require a zoning change, copy of the purchase offer is on file, and

WHEREAS, a Farmer's Market/Crafter's Market is intended for 625 Breesport Road, and

WHEREAS, the Farmer's Market will be seasonal, open 3 days a week to include weekends, family oriented, house a minimum of 100 venders, many of whom will be local farmers, crafters and food venders, and

WHEREAS, the Event Center is intended for 81 Jackson Creek Road, and

WHEREAS, the Event Centers hours of operation will be semi-seasonal and mostly weekends, it will be a barn type building, maybe 2 stories, cater to weddings, corporate events and other special occasions, and

WHEREAS, project will include landscaping around the building to promote photo opportunities and walking trails, and

WHEREAS, a Preliminary Proposal was received July 22, 2019, marked received as "A", and

WHEREAS, on August 7, 2019, Kim Carlin appeared before the Planning Board and a discussion was held, and

WHEREAS, on August 29, 2019, the Chemung County Planning Board responded to referral recommending Town approval, and

WHEREAS, on September 4, 2019, Kim Carlin appeared before the Planning Board and a discussion was held, and

WHEREAS, the Town Planning Board duly considered the same,

NOW, THEREFORE, BE IT RESOLVED, that the Town Planning Board of the Town of Horseheads, makes a positive recommendation, for Project #871, 625 Breesport Rd and 81 Jackson Creek Rd, Preliminary Proposal, currently Residence A, change to PUD Zoning.

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

NAYES: (0)

- B. #870, Referral from Town Board – 36 (#49.02-5-2), 40 (#49.02-5-3) and 54 (#49.02-5-7)
Level Acres Drive - Business Zoned – PUD Recommendation to the Town Board

John P. Mustico began the discussion. Two of the addresses are the Newtown Creek Facility. Town Board will be holding a public hearing September 11, 2019. John referred to the sample code titled Newtown Creek PUD that Tom Skebey prepared for the Board to review. Tom S. explained his process when preparing the language in the handout. “Tiny Homes” were also included in the language. Board Members discussed and decided on minor changes to the sample code received. Tom S. will make the changes for review at the October 2019 meeting. The Board also reviewed and discussed examples of code from different municipalities titled Nuisance – Odor Language. This item will carry to the October 2019 meeting.

NEW BUSINESS: None

OTHER BUSINESS:

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

This item will carry to the October 2019 meeting.

- B. Overlay Zones for Lake Rd. & Grand Central Ave.

This item will carry to the October 2019 meeting.

As there was no further business to come before the Board, motion to adjourn was made by Tom Jansen at 7:57 pm. All were in favor.

Respectfully submitted,

Cathy Wood, Secretary
Town of Horseheads Planning Board