

MINUTES
TOWN OF HORSEHEADS
PLANNING BOARD MEETING
February 3rd, 2021

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 3rd day of February, 2021, at 7:00PM.

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

MEMBERS ABSENT: Allan Curren, Amy Crandall

OTHERS PRESENT: Steve Wilbur, Matthew Cox, representing Rosalie Cox, Angela & Mark Neuman (via ZOOM)

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

MINUTES: A motion to accept the minutes of the January 6th, 2021 meeting was made by Board Member Brenda Knoll and seconded by Board Member Tom Jansen. All were in favor.

CORRESPONDENCE: None

OLD BUSINESS:

- A. #884 – Rick Curren, LLC dba Rick Curren Auto Sales – 1952 & 1956 Grand Central Avenue – Final Site Plan Review for construction of 40’ x 80’ Building

Mr. Curren’s contractor is currently out of town, therefore, there is still no final site plan for this project. This item will carry to the March meeting.

In regard to Mr. Curren’s project on the Planning Board’s agenda, Tom Jansen inquired about a time limit for a project. Tom Skebey said it’s up to the Planning Board’s discretion.

- B. #797B – Rosalie M. Cox, 269 Vargo Road, Horseheads, requests a minor subdivision at the property located at 239 Vargo Road, Lot C, Horseheads, NY

Chairman Tom Skebey read the Public Hearing Notice that was published in the Star Gazette Newspaper on January 22, 2021 and then explained the rules of conduct for the Public Hearing. Persons wishing to comment will stand, state their name and address and upon being recognized make their statement. Tom also explained the Planning Board will not respond to questions presented during the Public Hearing. Questions will be addressed when the Public Hearing is closed. Tom opened the Public Hearing to any persons wishing to comment in regard to the request made by Rosalie M. Cox, for a minor subdivision, for the property located at 239 Vargo Road, Lot C, Horseheads, NY.

Although Angela & Mark Neumann attended the Public Hearing via ZOOM, they didn't speak, therefore, after three requests for comments, no other person came forward to comment.

A motion to close the Public Hearing was made by: Board Member Joe Atkinson and
Seconded by Brenda Knoll.

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 Residence A
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.
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.
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 resources.
10. No, increase in the potential for erosion, flooding or drainage problems. No physical impact on property.
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 Tom Skebey check marked the appropriate box, signed and dated the SEQR,

February, 3rd, 2021. 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 SEQOR was made by: Board Member Joe Atkinson and Seconded by Board Member Tom Jansen.

RESOLUTION #4 OF 2021

RESOLUTION TO APPROVE FINAL PLAT FOR #797B, ROSALIE M. COX, (REPRESENTED BY MATTHEW C. COX), 239 VARGO ROAD, LOCT C, HORSEHEADS, NY, – MINOR SUBDIVISION

Motion by: Board Member Brenda Knoll Seconded by: Board Member Joe Atkinson

WHEREAS, Rosalie M. Cox made application for a Minor Subdivision, 239 Vargo Road, Lot C, Horseheads, NY (Tax map #50.00-1-36), by way of application, dated December 29, 2020 and Survey Maps, marked received as ‘A’ & ‘B’, dated the same, and Survey Map, marked received as ‘C’, dated January 7th, 2021, and

WHEREAS, at the January 6th meeting, Matt Cox appeared to represent Rosalie M. Cox and a discussion was held, and

WHEREAS, by way of Resolution #22 of 2020, a Public Hearing was set for February 3rd, 2021, and

WHEREAS, the Notarized Affidavit for the public hearing was received on January 21st, 2021 and placed on file, and

WHEREAS, a Public Hearing was held February 3rd, 2021, and as no one came forward to speak, the Public Hearing was closed, and

WHEREAS, the Planning Board held a discussion and made a motion to approve the final plat for the minor subdivision on Vargo Road, and

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

NOW, THEREFORE, BE IT RESOLVED, the Planning Board, of the Town of Horseheads, approves the Minor Subdivision for Rosalie M. Cox, project #797B, for property located at 239 Vargo Road, Lot C, Horseheads, NY, and approved without modification except authorized by this Board.

AYES: (5) Skebey, Atkinson, Knoll, Jansen, Mark

NAYES: (0)

OTHER BUSINESS:

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

This item will carry to the March meeting.

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

This item will carry to the March meeting.

- C. Special Use Permits

This item will carry to the March meeting

As there was no further business to come before the Board, motion to adjourn was made by Tom Jansen at 7:18 pm, Seconded by Brenda Knoll. All were in favor.

Respectfully submitted,

Tina McGrane, Secretary
Town of Horseheads Planning Board