

MINUTES
TOWN OF HORSEHEADS
PLANNING BOARD MEETING
May 5th, 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 5th day of May, 2021, at 7:00PM.

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

MEMBERS ABSENT: Amy Crandall

OTHERS PRESENT: Tina McGrane, Secretary, Marc Maser, representing Tina Lando, Tina Lando, Operating Manager for the property located at 315 Hickory Grove Road.

CALL TO ORDER: Chairman Tom Skebey called the meeting to order at 7:05 pm.

MINUTES: A motion to accept the minutes of the April 7th, 2021 meeting was made by Board Member Brenda Knoll and seconded by Board Member Roxanne Mark. All were in favor.

CORRESPONDENCE: None

OLD BUSINESS:

- A. #640B – Tina Lando, 315 Hickory Grove Road, Horseheads, NY – Pre Application Conference/Informal Consideration: Residential Development of 14.7 Acres

Marc Maser, of the firm Maser Architecture & Engineering, Horseheads, NY, represented Tina Lando and the applicant and developer, Douglas Holden.

The developer of the proposed project, Douglas Holden, has entered into an agreement to purchase the 14.7 acre parcel, located at 315 Hickory Grove Road, from Tina Lando, the Operating Manager. Mr. Holden seeks to sub-divide the land to provide up to 19 single-family houses, 11 multi-family apartment buildings (2, 3 & 4 bedroom units), three storage unit buildings to support the apartments and a property management office and community center.

The developer, Douglas Holden, has an executed purchase offer for the parcel, of which will be closed upon final approval of the proposed PUD. The developer desires to subdivide the parcel per the appended plans and retain ownership of the west side, assuming responsibility for the operation and maintenance of the lot. He proposes to sell the single-family lots to builders, who will construct the home, market and sell to the public.

Mr. Holden also desires to construct the new road, per Town standards and petition the Town Board to take over ownership and maintenance of the road, after completion. He would like to begin construction of the east side (single-family lots) in October, 2021, construct all homes by the end of 2022 and then begin development on the apartment building side, by late 2022.

The intent is to complete the entire development, pending market conditions, within five years of the PUD approval.

Per John Mustico's recommendation from the April meeting, Mr. Maser submitted the (6) six page preliminary proposal for a Planned Unit Development, marked as #640C, dated April, 23, 2021. The Operating Agreement of Real Property Enterprises NY, LLC was also submitted and marked as #640C.

Mr. Maser had done revisions to the original paperwork, specific to the west side of the property and the entrance was shifted and adjusted to the zoning characteristics. Chairman, Tom Skebey, requested more detail be added to the PUD proposal, specific to the changes that were made to the management of the storm water. He also requested a conceptual layout of the PUD, with engineering & design to follow. Flood plain maps were also requested, for discussion and consideration at the next Planning Board meeting.

This preliminary PUD proposal will be referred to the Town Board, for their approval. The project will then come back before the Planning Board for additional discussion and consideration.

As there was no further action at this time, this item will carry to the June meeting.

OTHER BUSINESS:

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

This item will carry to the June meeting.

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

This item will carry to the June meeting.

- C. Special Use Permits

This item will carry to the June meeting.

As there was no further business to come before the Board, motion to adjourn was made by Tom Jansen at 7:40 pm and Seconded by Joe Atkinson. All were in favor.

Respectfully submitted,

Tina McGrane, Secretary
Town of Horseheads Planning Board