

MINUTES
TOWN OF HORSEHEADS
PLANNING BOARD MEETING
September 1st, 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 1st day of September, 2021, at 7:00PM.

MEMBERS PRESENT: Tom Skebey, Tom Jansen, Joe Atkinson, Brenda Knoll, Allan Curren, Roxanne Mark, Amy Crandall

MEMBERS ABSENT: None

OTHERS PRESENT: Tina McGrane, Secretary, Steve Wilber, Jeff Vieselmeyer, Rod Collson, John Collson, Jason Gleason and Gary Baccile

CALL TO ORDER: Chairman Tom Skebey called the meeting to order at 7:04 pm.

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

CORRESPONDENCE: None

NEW BUSINESS:

- A. #822B – Rod Collson, 3000 Lake Road, Elmira Heights, NY, 14903 – 12x60 Addition to Building, 24x60 Pole Barn, (7) Seven Storage Units – Final Site Plan Review

Rod & John Collson both attended the meeting. Ron spoke and discussed the details of the construction. The building site is behind Curley’s Restaurant and there were questions about whether this particular area is in a flood plain. Ron discussed with Tom Skebey and there building area is not a flood concern. This project was referred to the County Planning Board and will be discussed at their September Board Meeting.

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, September 1st, 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 SEQR was made by: Board Member Joe Atkinson and Seconded by Board Member Brenda Knoll.

RESOLUTION #10 OF 2021

RESOLUTION TO APPROVE FINAL SITE PLAN FOR PROJECT #822B, RON COLLSON, 121 MILLER STREET, HORSEHEADS, NY, FOR THE PROPERTY LOCATED AT 3000 LAKE ROAD, HORSEHEADS, NY - TAX MAP #69.00-1-11.1 – 12X60 ADDITION TO BUILDING, 24X60 POLE BARN, (7) SEVEN STORAGE UNITS

Motion by: Board Member Roxanne Mark

Seconded by: Board Member Tom Jansen

WHEREAS, by way of Site Plan Review Application, dated July 15th, 2021 and the SEQR, dated July 15th, 2021, with maps marked received July 15th, 2021, marked as 'A', and

WHEREAS, current zoning is Business, and

WHEREAS, details of the construction were discussed, and

WHEREAS, questions were raised in regard to whether the construction sites are in danger of flooding, which is not a concern, and

WHEREAS, this project was referred to the Chemung County Planning Board, to be reviewed at their September meeting, at the end of the month, and

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

NOW, THEREFORE, BE IT RESOLVED, the Town Planning Board, of the Town of Horseheads, approves Rod Collson's application for a Final Site Plan, for the construction of a 24x60 Pole Barn, a 12x60 Addition to Building and (7) Seven Storage Units, at the property located at 3000 Lake Road, Horseheads, NY.

B. #873A – Jason Gleason dba Gleason Auto Sales, LLC, 1871 Grand Central Avenue, Horseheads, NY – Site Plan Review for Auto Sales

Jason attended the meeting to discuss his plans for an auto sales car lot. He would like to stage 10-15 vehicles, to be parked on the paved, front side of the building, along Grand Central Avenue. The vehicles must be in good condition and kept in a neat and orderly fashion.

The Horseheads ZBA previously reviewed the SEQR and approved the Special Use Permit at their meeting on June 16th, 2020. The Chemung County Planning Board approved the Special Use Permit, as well.

RESOLUTION #11 OF 2021

RESOLUTION TO APPROVE THE SITE PLAN REVIEW FOR PROJECT #873A, JASON GLEASON DBA GLEASON'S AUTO SALES, LLC - 1871 GRAND CENTRAL AVENUE, HORSEHEADS, NY – AUTO SALES - TAX MAP #69.14-1-26

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

WHEREAS, by way of Site Plan Review Application, dated July 19th, 2021 and with (6) six maps marked received July 19th, 2021, marked as 'A', and

WHEREAS, current zoning is Business, and

WHEREAS, details of the auto sales parking area were discussed, and

WHEREAS, the Special Use Permit for this project was referred and approved by the Horseheads ZBA in June of 2020, and

WHEREAS, the Special Use Permit for this project was referred and approved by the Chemung County Planning Board, and

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

NOW, THEREFORE, BE IT RESOLVED, the Town Planning Board, of the Town of Horseheads, approves Jason Gleason dba Gleason’s Auto Sales, LLC, application for a Site Plan Review, for auto sales, located at 1871 Grand Central Avenue, Horseheads, NY, approved with amendment or modification except as authorized by the Board, subject to the following conditions:

1. The parked cars to be sold are limited to the concrete parking area only and not on the gravel areas along the road

C. #754A – Chemung Supply Corporation, 98 Philo Road West, Elmira NY, 14903 – Building Addition – Site Plan Review

Jason Vieselmeyer attended the Horseheads Planning Board meeting on September 1st, 2021, to discuss the building addition. The new addition will connect the two existing buildings and the entire building will be for manufacturing purposes.

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, September 1st, 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 SEQR was made by: Board Member Joe Atkinson and Seconded by Board Member Roxanne Mark.

RESOLUTION #12 OF 2021

RESOLUTION TO APPROVE THE SITE PLAN REVIEW FOR PROJECT #754A, CHEMUNG SUPPLY CORPORATION, 98 PHILO ROAD WEST, HORSEHEADS, NY – BUILDING ADDITION TO EXISTING BUILDING - TAX MAP #58.20-2-3.21 & 58320-2-3.21/1

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

WHEREAS, by way of Site Plan Review Application, dated July 20th, 2021 and SEQR dated July 20th, 2021 and map marked received July 20th, 2021, marked as 'A', and

WHEREAS, current zoning is Manufacturing, and

WHEREAS, details of the addition were discussed and the addition will connect the two existing buildings, and

WHEREAS, both buildings will be for manufacturing purposes, and

WHEREAS, this project was referred to the Village of Horseheads and the Chemung County Planning Board, and

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

NOW, THEREFORE, BE IT RESOLVED, the Town Planning Board, of the Town of Horseheads, approves Chemung Supply Corporation's application for a Site Plan Review, for a building addition, to connect the two existing buildings, located at 98 Philo Road West, Horseheads, NY

D. #336B – Armor Storage, Jeff Button, 2046R Lake Road, Elmira, NY 14903 – Storage Units Construction – 30x230, 20x190 & 10x70 – Site Plan Review

The Applicant did not appear for the meeting, therefore, this item will carry to the October 6th, 2021, meeting.

E. #878A Gary Baccile/Goodfellas Garage, LLC, 3070-3074 Lake Road, Elmira, NY 14903- Building Addition – 20x56 Pole Barn – Site Plan Amendment

Gary attended the meeting to discuss the building addition. The existing building is a 60’x80’ truck repair garage and the addition will be a 20’x56’ pole barn, on the east side of building.

RESOLUTION #13 OF 2021

RESOLUTION TO APPROVE THE SITE PLAN AMENDMENT FOR PROJECT #878A, GARY BACCILE DBA GOODFELLA’S GARAGE, LLC, 3070-3074 LAKE ROAD, ELMIRA, NY, 14903– BUILDING ADDITION - 20’X56’ POLE BARN- TAX MAP #69.14-5-56

Motion by: Board Member Tom Jansen Seconded by: Board Member Brenda Knoll

WHEREAS, by way of a letter to the Horseheads Code Department, dated August 24th, 2021, along with (4) four maps marked received August 24th, 2021, marked as ‘A’ and a Site Plan Review Application, dated August 27th, and

WHEREAS, current zoning is Commercial, and

WHEREAS, details of the addition were discussed and the addition will be located attached to the east side of the main building, and

WHEREAS, the addition will be 20’ to the east and 56’ north to south, and

WHEREAS, the addition is a pole barn style building, and

WHEREAS, the addition will have a clear height of 15’ inside with a have a concrete floor and will house air compressors for the main building, and

WHEREAS, the addition will eventually be enclosed, not heated and used for cold storage of materials, and

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

NOW, THEREFORE, BE IT RESOLVED, the Town Planning Board, of the Town of Horseheads, approves Gary Baccile dba Goodfellas Garage’s application for a Site Plan Amendment, for a 20’x56’ pole barn building addition, to be attached to the main building, located at 3070-3074 Lake Road, Horseheads, NY

- F. #549B – Bella Faccia Developers – Meadowlands Drive – Subdivision – Veteran Hill Road – Update

The Applicant did not appear for the meeting, therefore, this item will carry to the October 6th, 2021, meeting.

OTHER BUSINESS:

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

This item will carry to the October meeting.

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

This item will carry to the October meeting.

- C. Special Use Permits

This item will carry to the October meeting.

As there was no further business to come before the Board, motion to adjourn was made at 8:15 by Tom Jansen and Seconded by Brenda Knoll. All were in favor.

Respectfully submitted,

Tina McGrane, Secretary
Town of Horseheads Planning Board