

MINUTES
TOWN OF HORSEHEADS
PLANNING BOARD MEETING
November 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 November, 2021, at 7:00PM.

MEMBERS PRESENT: Tom Skebey, Tom Jansen, Joe Atkinson, Roxanne Mark, Amy Crandall

MEMBERS ABSENT: Brenda Knoll, Allan Curren

OTHERS PRESENT: Tina McGrane, Secretary, Charles & Joe Ettenberger/Chuck's Greenhouse

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

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

CORRESPONDENCE: Road Setback Memo from John Mustico

NEW BUSINESS:

- A. #600B – Jeff Parmenter/Glider City Powersports, LLC, 200 Industrial Park Blvd., Horseheads, NY – Referred by the Horseheads Town Board – Zoning Compliance for ‘Retail Use’

Mr. Parmenter is in the process of purchasing 200 Industrial Park Blvd., for a potential property to relocate his powersports business. The property can be used primarily to warehouse retail merchandise and as an accessory use, he can sell and service out of that location. He has requested that ‘retail use’ be added to the current zoning.

The Board Members received hand-outs from Chairman Tom Skebey; ‘**Chapter 204.Zoning, Article XII Industrial Park Zone**’. After discussion by the Board, it was determined the Planning Board would refer this request back to the Horseheads Town Board, for amendment to the current zoning in that area.

Tom Skebey requested our Code Department contact Mr. Parmenter to inform him the rezoning request would be referred back before the Town Board and eventually to the Chemung County Planning Board and Horseheads ZBA. This process could take up to three months.

- B. #893 – Chuck’s Greenhouse/Charles T. Ettenberger, 602 Crane Road, Horseheads, NY, for the property located at 597 Latta Brook Road, Horseheads, NY – Area Variance/Interpretation

Charles Ettenberger and his son, Joe, met with the Planning Board to discuss his request to rezone the property. He is requesting that the Agriculture & Hill Zone be extended into Residence A, so there would be a possibility of building a greenhouse structure on that land.

The Board Members received hand-outs from Chairman Tom Skebey: ‘**Chapter 204.Zoning, Article XI Agricultural and Hill Zone**’. After discussion by the Board, it was determined the Planning Board would make a positive recommendation to the ZBA.

RESOLUTION #15 OF 2021

RESOLUTION TO MAKE A POSITIVE RECOMMENDATION TO THE ZONING BOARD OF APPEALS, TO APPROVE THE AREA VARIANCE FOR PROJECT #893 – CHARLES ETTENBERGER/CHUCK’S GREENHOUSE, 597 LATTA BROOK ROAD, HORSEHEADS, NY 14845 – TO EXTEND AGRICULTURAL AND HILL ZONE TO RESIDENCE A, TAX MAP #70.00-2-1.12

Motion by: Board Member Joe Atkinson Seconded by: Board Member Tom Jansen

WHEREAS, by way of Area Variance Application, dated October 19th, 2021 and the SEQR, dated October 19th, 2021, with maps marked received as ‘A’, and

WHEREAS, current zoning is Residential A, and

WHEREAS, land was zoned Agricultural and Hill before it was deeded to him by his father on 12/9/2005, and

WHEREAS, applicant would like the Agricultural and Hill zone extended to Residence ‘A’, and

WHEREAS, by extending the zoning, there would be the possibility to build a greenhouse, 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, makes a positive recommendation to the Zoning Board of Appeals, for Project #893, to grant Charles Ettenberger/Chuck’s Greenhouse, an Area Variance for Extension of Agricultural & Hill Zone to Residence ‘A’, at 597 Latta Brook Road, Horseheads, NY 14845.

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

NAYES (0)

OTHER BUSINESS:

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

The Board reviewed and discussed the memo from Attorney John Mustico, introducing a proposed definition for setbacks.

RESOLUTION #16 OF 2021

RESOLUTION TO MAKE A POSITIVE RECOMMENDATION TO THE HORSEHEADS TOWN BOARD FOR APPROVAL OF THE PROPOSED CHANGES FOR ROAD SETBACKS, ADDED TO CHAPTER 204 ZONING §204-4 DEFINITIONS

Motion by: Board Member Joe Atkinson Seconded by: Board Member Roxanne Mark

WHEREAS, a Memo to the Town of Horseheads Planning Board, from John Mustico, dated October 2021 and received November 1st, 2021, along with (3) three maps marked received ‘A’, dated November 1st, 2021, and

WHEREAS, when width of right-of-way is known, measurement shall be from edge of right-of-way; when unknown, measurement shall be from the road center line, and an additional 40 feet added to the requirements for setbacks from roads, 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, makes a positive recommendation to the Horseheads Town Board for Approval of the Proposed Changes for Road Setbacks, Added to Chapter 204 Zoning §204-4 Definitions

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

NAYES (0)

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

This item will carry to the December meeting.

- B. Special Use Permits

This item will carry to the December meeting.

As there was no further business to come before the Board, motion to adjourn was made by Tom Jansen at 7:45pm by and Seconded by Roxanne Mark. All were in favor.

Respectfully submitted,

Tina McGrane, Secretary
Town of Horseheads Planning Board