



Chemung County Planning Board

Chemung County Commerce Center
400 East Church Street
P.O. Box 588
Elmira, New York 14902-0588

(607) 737-5510

www.chemungcountyny.gov

planning@co.chemung.ny.us

Referral Number

For office use only

Chemung County Planning Board – Municipal Referral Form

(Please complete all information on both pages)

Referring Municipality: ☒ City ☐ Town ☐ Village of City of Elmira

Referring Official: Thomas Skebey Title: Director of Code Enforcement

Address: 101 W. Second Street, Elmira, NY 14901

Phone Number: X5694 E-mail: tskebey@cityofelmira.net

Referring Board (check appropriate box): ☐ Legislative Board ☐ ZBA ☒ Planning Board

Petitioner(s): Brian Harris Phone: (215)292-7252

Petitioner's Mailing Address: 3656 St. Rt. 414, Corning, NY 14830 E-mail: brian@bharriscorp.com

Location of Property: 768 S. Main Street

Tax Map Parcel Number(s): 99.15-8-36

Current Zoning District: RA (1-Family)

Proposed Action: (check all that apply)

- | | |
|--|--|
| <input type="checkbox"/> Area Variance | <input type="checkbox"/> Subdivision Review |
| <input type="checkbox"/> Use Variance | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> X Site Plan Review | <input type="checkbox"/> Zoning Text Amendment |
| <input type="checkbox"/> Special/Conditional Use Permit | <input type="checkbox"/> Zoning Map Amendment |
| <input type="checkbox"/> Comprehensive Plan Adoption / Amendment | <input type="checkbox"/> Moratorium |
| <input type="checkbox"/> Other (please specify): _____ | |

Description of the proposed action (attach detailed narrative if available): Site Plan Review for Storage Building.

Minutes & Resolution Attached

The proposed action applies to real property within five hundred feet (500') of the following

(Please identify each item by filling in the appropriate blank after each item)

- ☐ (a) Boundary of the (City), (Village) or (Town) of: _____
- ☐ (b) Boundary of any existing or proposed (County) or (State Park) or any (Other Recreation Area): _____
- ☒ (c) Right-of-way of any existing or proposed (County) or (State Parkway), (Thruway), (Expressway), (Road) or (Highway); (Include (County) or (State Route) # and name of (Road): State Route 14
- ☐ (d) Existing or proposed right-of-way of any stream or drainage channel owned by the (County) or for which the county has established channel lines: _____
- ☐ (e) Existing or proposed boundary of any (County) or (State) owned land on which a public building or institution is situated: _____
- ☐ (f) The boundary of a farm operation located in an agricultural district, as defined by article twenty-five-AA of the agriculture and markets law (this subparagraph shall not apply to the granting of area variances: _____

Hearings/Meetings Schedule

Board	Public Hearing Date	Meeting Dates (prior and future)
Town Board/Village Board of Trustees		
Zoning Board of Appeals		
Planning Board/Planning Commission	July 2, 2019	June 6, 2018
City Council		

Action taken on this application (reviewed, approved, discussed, etc.) Reviewed, discussed, Referred _____

"Full Statement" Checklist

As defined in NYS General Municipal Law §239-m (1)(c)

Please make sure you have enclosed the following required information with your referral, as appropriate.

For All Actions:

- _____ Chemung County Planning Board – Municipal Referral Form
- _____ All application materials required by local law/ordinance to be considered a "complete application" at the local level (PDF preferred).
- _____ Part 1 Environmental Assessment Form (EAF) or Environmental Impact Statement (EIS) for State Environmental Quality Review (SEQR). If Type II Action, provide a statement to that effect.
- _____ Agricultural Data Statement, for site plan review, special/conditional use permit, use variances, or subdivision review located in an Agricultural District or within 500 feet of a farm operation located in an Agricultural District, per Ag. Districts Law Article 25AA §305-a, Town Law §283-a, and Village Law §7-739.
- _____ Municipal board meeting minutes on the proposed action (PDF preferred).

For Proposing or Amending Zoning Ordinances or Local Laws: The above requirements AND

- _____ Report/minutes from Town Board, Village Board or Trustees or Planning Board (PDF preferred)
- _____ Zoning Map
- _____ Complete text of proposed law, comprehensive plan, or ordinance (PDF preferred)

Deadline: Please submit completed referrals by close of business 10 business days prior to the Chemung County Planning Board meeting.

RESOLUTION

NO. 19-06-03

Motion by Chairperson Dobrydney to refer the application for site plan approval for 768 S. Main Street to the Chemung County Planning Board, pursuant to Section 1030 of the Zoning Ordinance of the City of Elmira and Sections 239(l)&(m) of the New York State General Municipal Law.

Seconded by Commissioner Knapp.

WHEREAS, this matter concerns an application, by Brian Harris, requesting the approval of a site plan for 768 S. Main Street, Elmira, NY; and

WHEREAS, Stacy Spears, Self-Storage Manager and representing the applicant, stated the following:
that the proposed building has been shortened by 25' from the existing buildings on the lot; and
that wall-pac lighting is proposed as submitted; and
that a modified site plan is proposed as submitted; and

WHEREAS, the site plan has been reviewed as presented; and

WHEREAS, this matter is a County Planning Board Referral;

NOW, THEREFORE, BE IT

RESOLVED, that the Elmira City Planning Commission hereby refers the application and request by Brian Harris for site plan approval for 768 S. Main Street, Elmira, NY to the Chemung County Planning Board, pursuant to Section 1030 of the Zoning Ordinance of the City of Elmira and Sections 239(l) & (m) of the New York State General Municipal Law.

VOTE

AYES

X

COMMISSIONER CERIO

COMMISSIONER KNAPP

X

COMMISSIONER HARKNESS

COMMISSIONER MUSTICO

X

CHAIRPERSON DOBRYDNEY

NAYS

ABSENT

ABSENT

6/6/19



City of Elmira
Code Enforcement Department
Phone: (607) 737-5653
<http://www.cityofelmira.net>

101 W. Second St.
Elmira, NY 14901
Fax: (607) 733-5235

City Planning Commission Application

To the Zoning Board of Appeals:

A. Statement of Ownership and Interest

I (We) Brian Harris
Name of Applicant
of 768 S. Main St.
Street #
Elmira, NY 14904
City, State, Zip

hereby makes application to the City Planning Commission for:

- ☐ 1. Site Plan Review – Section 1025.6(a) of the Zoning Ordinance
- ☐ 2. Review of Junkyards and Mobile/Manufactured Home Park
- ☐ 3. Review and Recommendation(s) of Planned Development District
- ☐ 4. Review and Recommendation(s) of Proposed Zoning Regulation Amendments or Changes of District Boundary Amendments
- ☒ 5. Review and Approval of Subdivision of Land
- ☒ 6. Other: add storage bldg.... existing use

B. Location of Property

1. The property in question is situated at the following address:

768 S. Main St, Elmira NY 14904

2. current zoning classification _____ (Available from Code Enforcement)

3. tax map # 99.15-8-36 (Available from Assessor's Office: (607) 737-5670)

4. Is the property in question located within five hundred (500) feet from the boundary of any city, village, or town, or from any county or state parkway, expressway, throughway, or other limited access highway, or from the right-of-way of any stream or drainage channel owned by the county or for which the county has established channel lines, or from any county or state lands on which a public building or institution is situated?

☐ Yes

☒ No

C. General Data

1. Current Use Self-storage Proposed Use self-storage
2. Number of dwelling units proposed: 0
3. Number of employees proposed: 0
4. Parking spaces required: 0
- A. Proposed: _____ C. Loading Zone Required: ☐ Yes ☐ No
- B. Handicapped: _____ D. Curb Cut Permit Required: ☐ Yes ☐ No
5. Type of Non-Residential Use (if any)
self-storage building 30' x 180'
6. Lot Size A. Length: _____ Ft.
B. Depth: _____ Ft.
C. Area: _____ Square Ft.
(A and B available from Assessor's Office)
(607) 737-5670
7. Building Information
A. Number of Stories: 1
- B. Floor area per story in square feet: (Available from the Assessor's Office)
(607) 737-5670
- Basement: _____ First Floor: _____ Second Floor: _____ Third Floor: _____
8. Applicant's relationship to the property:
- ☒ A. Owner
- ☐ B. Purchaser (must provide valid purchase offer)
- ☐ C. Tenant (present)
- ☐ D. Tenant (new) Lease Commitment: ☐ Yes ☐ No
- ☐ E. Attorney for: ☐ A ☐ B ☐ C ☐ D ☐ F
- ☐ F. Other (explain) _____
9. Name and Address of Record Owner:
South Main St. self storage, LLC
3656 St. Rt. 414, Corning NY 14830
10. Name and Address of Attorney:
Jeff Evans
Welch + Zink, Corning NY

- D. If you would like to receive an electronic copy of the agenda and/or minutes that apply to your application, please provide your e-mail address, otherwise you may view and/or download this information at www.cityofelmira.net. If you do not provide an e-mail address, please refer to #1 of the Application Instruction for meeting dates and times.

Applicant's e-mail address: briane.blairiscwp.com

City Planning Commission approvals are on a provisional basis, subject to the applicant obtaining all required permits and meeting all New York State Fire Prevention and Building Codes.

STATE OF NEW YORK)
COUNTY OF CHEMUNG) ss:

Sworn to before me this

6 day of June, 2019
(month) (year)

Julie A. Elwood
(Notary Public)

JULIE A. ELWOOD
Notary Public, State of New York
Chemung County No. 01EL5059697
Commission Expires May 6, 2022

[Signature]

Applicant's Signature

for Applicant +

Applicant's Address

representing applicant
(Stacy Spears)

Applicant's Phone Number

← **THIS FORM MUST BE NOTARIZED**

Elwood, Julie

From: Brian Harris <brian@bharriscorp.com>
Sent: Thursday, May 23, 2019 9:31 AM
To: Elwood, Julie
Cc: stacys@corningministorage.com
Subject: RE: June 6, 2019 -6:00PM - Elmira City Planning Commission Agenda

Hi Julie,

Stacy Spears, my Self-Storage Manager will be present at this meeting representing us.

Regards,

Brian

From: Elwood, Julie [mailto:jelwood@cityofelmira.net]
Sent: Wednesday, May 22, 2019 8:52 AM
To: Schornstheimer, Linda <lschornstheimer@cityofelmira.net>; Collins, Mike <mikecollins@cityofelmira.net>; ^City Council & Mayor <CityCouncil@cityofelmira.net>; Hourihan, Jeremy <jhourihan@cityofelmira.net>; Williams, Angela <awilliams@cityofelmira.net>; Skebey, Tom <tskebey@cityofelmira.net>; Joe Mustico <jamustico@verizon.net>; Bill Knapp <fascot1@yahoo.com>; Tom Dobrydney <tdobrydney@gmail.com>; rcerio1@hotmail.com; Brian Grose <brian.grose@faganengineers.com>; Ed Osburn <osburnmechanical@gmail.com>; David Harkness <davidharkness52@yahoo.com>; johnlove@kingsviewpaving.com; Brian Harris <brian@bharriscorp.com>; mike.bowles@kennedyvalve.com; acptgardner@gmail.com; acp.tjd@gmail.com
Cc: Sullivan, Kyle <ksullivan@chemungcountyny.gov>; Miller, Gary <gmiller@cityofelmira.net>
Subject: June 6, 2019 Elmira City Planning Commission Agenda

Commissioners and Applicants,

Please reply to jelwood@cityofelmira.net as to your attendance for this meeting.

Thank you.

Confidentiality Notice: This transmission, including any attachments, is for the sole use of the intended recipient(s) or entity named above and may contain confidential and privileged information. If you received this and are not the intended recipient(s), you are hereby notified that any disclosure, copying, unauthorized distribution or the taking of any action in reliance on the contents of this information is prohibited. If you have received this transmission in error, please immediately contact the sender as indicated above to arrange the proper handling of the information.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <u>N/A</u>			
Project Location (describe, and attach a location map): <u>768 S. Main St, Elmira NY 14904</u>			
Brief Description of Proposed Action: <u>adding a 30' x 180' self storage bldg to existing facility</u>			
Name of Applicant or Sponsor: <u>Brian Harris</u>		Telephone: <u>255-292-7252</u>	
		E-Mail: <u>brianharris30@gmail.com</u>	
Address: <u># 3656 St. Rt. 414</u>			
City/PO: <u>Corning</u>		State: <u>NY</u>	Zip Code: <u>14830</u>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO YES
If Yes, list agency(s) name and permit or approval:			<input checked="" type="checkbox"/> <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>.12</u> acres	
b. Total acreage to be physically disturbed?		<u>.12</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>2</u> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:			
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban N/A			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES	
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES			
If Yes, briefly describe: _____			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES				
<input checked="" type="checkbox"/>	<input type="checkbox"/>				
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES				
<input checked="" type="checkbox"/>	<input type="checkbox"/>				
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES				
<input checked="" type="checkbox"/>	<input type="checkbox"/>				
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Brian Harris</u> Date: <u>5-10-11</u></p> <p>Signature: <u>[Signature]</u></p>					

Project:

Date:

Short Environmental Assessment Form Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PREVIOUS DEVELOPMENT, 2005
ACTUAL CONFIGURATION SLIGHTLY DIFFERENT
AREA APPROXIMATELY 24,400 SQ. FT. (0.56 ACRES)

PROPOSED DEVELOPMENT
PHASE 1 - 30,100 BUILDING
PHASE 2 - 30,200 BUILDING
GARAGES TO BE DEMOLISHED
BETWEEN PHASES

AREA OF DISTURBANCE - 27,000 SQUARE FEET (0.62 ACRES)

ROOF LEADERS TO CATCH BASIN

SOUTH MAIN STREET

BIRCH STREET

ACCESS GATE

PAVEMENT

CATCH BASIN
SEE SHEET 2

6" SDR 35 PVC PIPE, PITCH FROM CATCH BASIN TO

DRY WELL

CHAIN LINK FENCE, MAX HEIGHT 7 FT
SUPPORT POSTS TO BE ON INSIDE OF FENCE
EXTEND FENCE FOR NEW CONSTRUCTION

OVERFLOW FROM INFILTRATOR
TO EXISTING DRYWELL

INFILTRATOR 36" DIAMETER
48 FT LONG, RUN CATCH BASIN
TO EACH END AS 4" DOWN

CATCH BASIN

EXISTING DRY WELL
ADD RISER AND GRATE
MAY USE ONE FROM
REMOVED WELL

ADD RISER AS NEEDED

EXISTING DRY WELL COVER

STEEL FRAME AND
OPEN GRATE
6" ELBOW
6" SDR35 TO
INFILTRATOR

CATCH BASIN (400
H20 LOAD RATING)

REF 05022

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF ELMIRA, NEW YORK, DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2005 EDITION.
2. THE OWNER AND DESIGNER ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CITY OF ELMIRA, NEW YORK, DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2005 EDITION.
3. A SURVEY AND RECONSTRUCTION OF THE EXISTING CONDITIONS SHALL BE CONDUCTED BY THE DESIGNER PRIOR TO THE START OF CONSTRUCTION.

SITE LOCATION



Proposed
30' x 190'

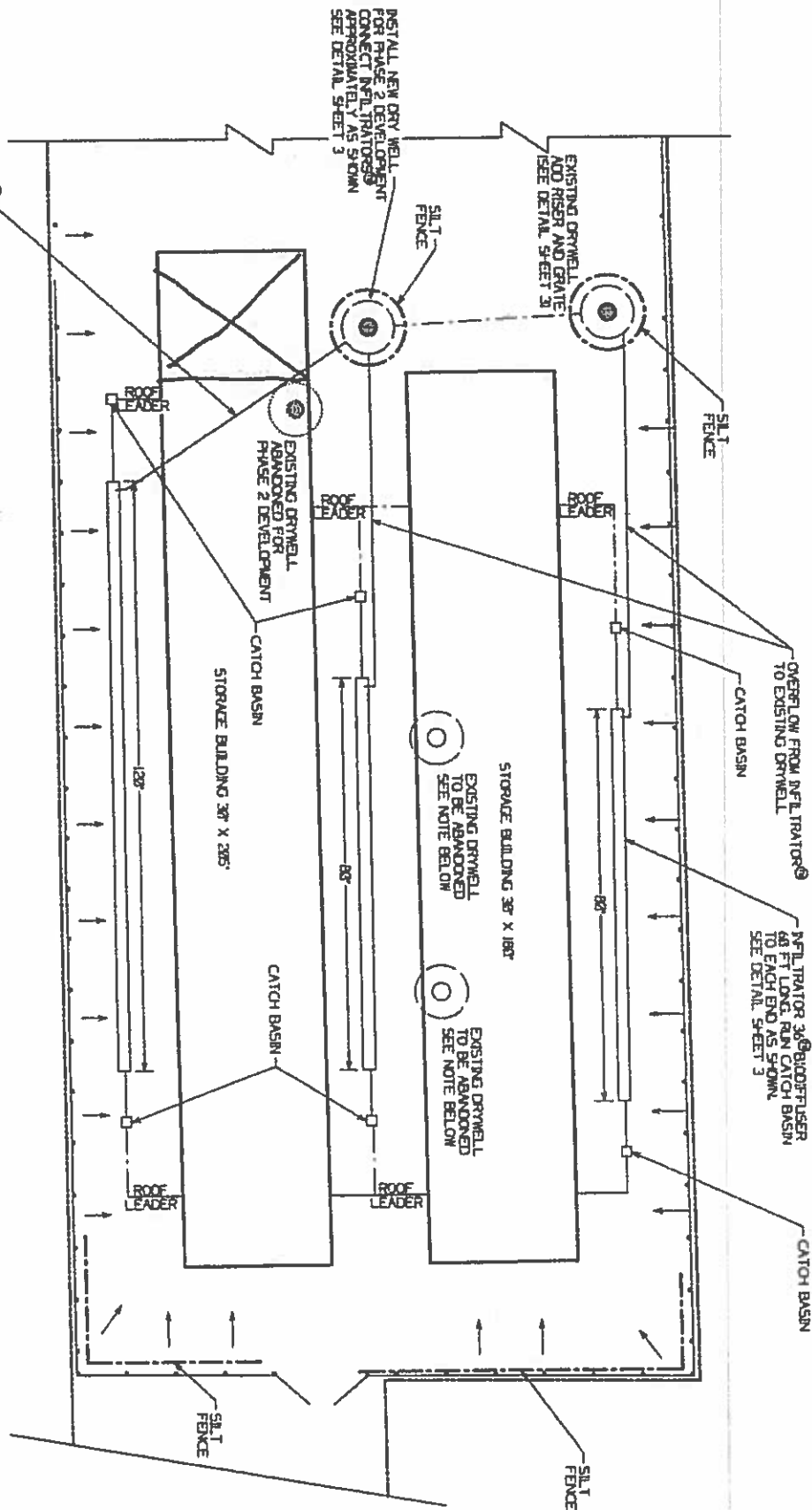
W. Elmiria Engineering
36 KNAPP ROAD, NORTH
NEWARK VALLEY, NEW YORK 13821
PHONE/FAX 607/642-5500

SITE PLAN
BRIAN HARRIS
760 SOUTH MAIN STREET, CITY OF ELMIRA
CHEMUNG COUNTY, NEW YORK

SITE PLAN	
DATE: 11/08	REVISED: 22 JUN
SCALE: 1" = 30'	DESIGN BY: SEM
DATE: 25 FEB 11	SHEET 1 OF 1

OVERFLOW FROM INFL TRATOR
TO EXISTING DRYWELL
USE SCH 80 PVC UNDER BUILDING
MAINTAIN MIN 12 IN COVER OVER PIPE

NOTE:
ALL UNDERGROUND PIPE
TO BE SCH 80 PVC UNLESS
SPECIFIED OTHERWISE.

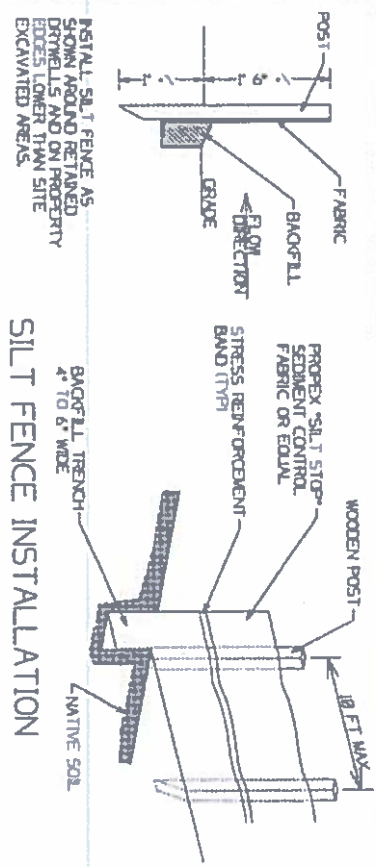


REF 05822

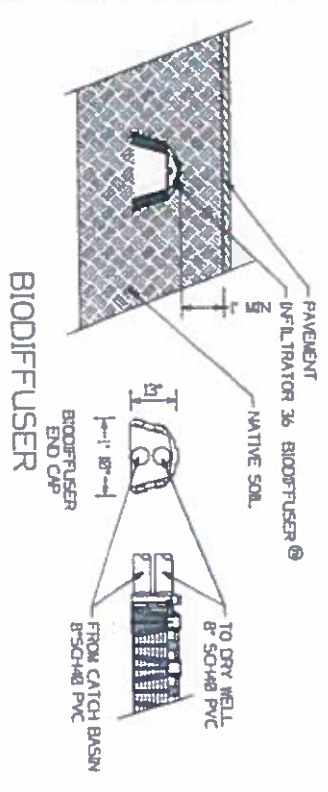
Elmira Engineering
38 KNAPP ROAD, NORTH
NEWARK VALLEY, NEW YORK 13821
PHONE/FAX 607/642-5500

SITE PLAN
BRIAN HARRIS
768 SOUTH MAIN STREET, CITY OF ELMIRA
CHEMUNG COUNTY, NEW YORK

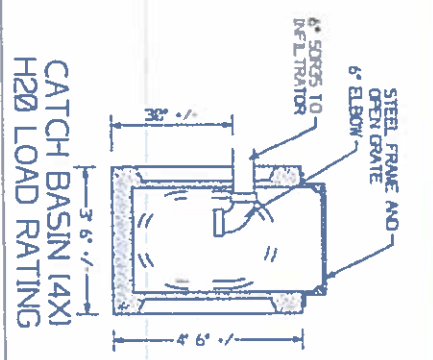
STORMWATER PLAN, PHASE 2	
DATE: 08/08	REVISION: 08/08
SCALE: 1" = 15'	DRAWN BY: SEM
DATE: 25 FEB 11	SHEET 2 OF 3



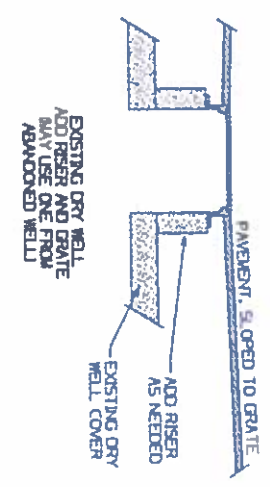
SILT FENCE INSTALLATION



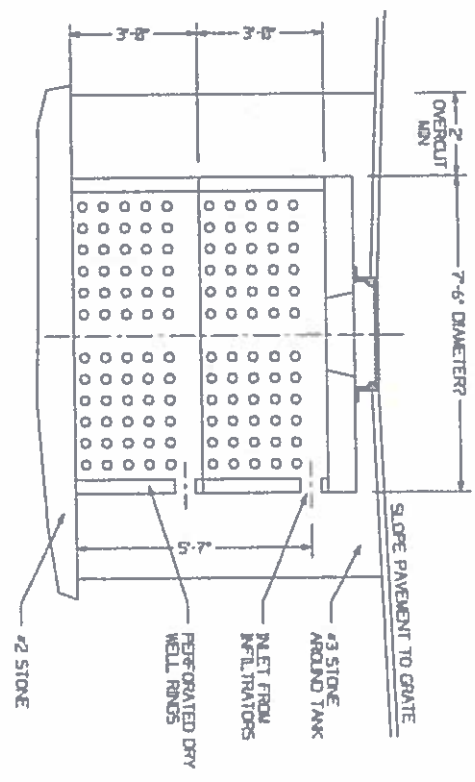
BIODEFUSER



CATCH BASIN (4X) H20 LOAD RATING



EXISTING DRY WELL

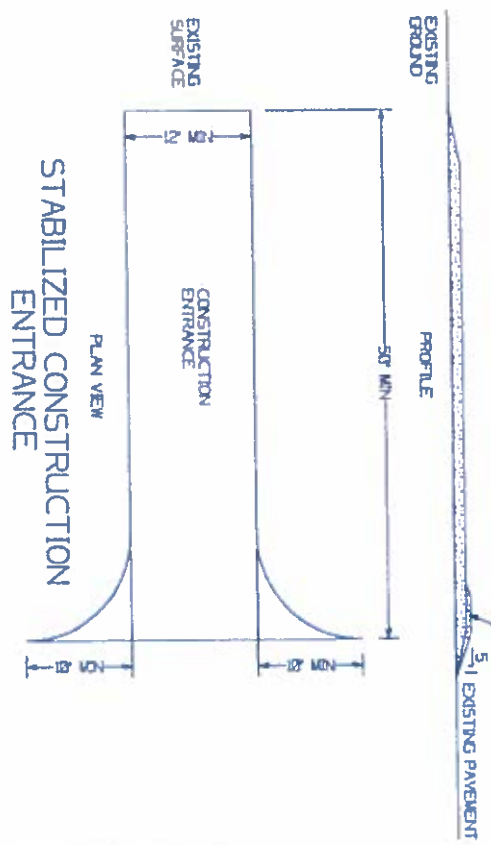


CONCRETE SEEPAGE PIT

CIRCULAR RINGS MAY BE PURCHASED FROM BIRCHMOUNT PRE-CAST

CONSTRUCTION ENTRANCE SPECIFICATIONS

1. STONE SIZE - 1 TO 4 RICH STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET
3. THICKNESS - NOT LESS THAN SIX (6) INCHES
4. WIDTH - TWELVE (12) FOOT MINIMUM
5. GEOTEXTILE - PLACE UNDER AREA WHERE STONE IS TO BE INSTALLED. EXTEND MIN SIX (6) FT ON EACH SIDE
6. SURFACE WATER - SURFACE WATER TO BE DIVERGED AWAY FROM THIS ENTRANCE. INSTALL MOUNTABLE BERM AT INTERFACE WITH THE EXISTING DRIVEWAY. BERM TO HAVE 5% ONE.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO ANY PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC WAYS MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN EVENT.



STABILIZED CONSTRUCTION ENTRANCE

GENERAL NOTES:
1. THE ENTRANCE TO ANY CONSTRUCTION SITE SHALL BE STABILIZED WITH STONE OR RECLAIMED CONCRETE EQUIVALENT. THE STABILIZATION SHALL BE MAINTAINED AT ALL TIMES. THE STABILIZATION SHALL BE MAINTAINED AT ALL TIMES. THE STABILIZATION SHALL BE MAINTAINED AT ALL TIMES.

Elmira Engineering
38 KNAPP ROAD, NORTH
NEWARK VALLEY, NEW YORK 13821
PHONE/FAX 607/642-5503

SITE PLAN
BRIAN HARRIS
768 SOUTH MAIN STREET, CITY OF ELMIRA
CHEMUNG COUNTY, NEW YORK

CONSTRUCTION DETAILS			
DATE	11/18/11	REVISED	12/11/11
SCALE	NONE	DESIGNED BY	SEM
DATE	25 FEB 11	SHEET 3 OF 3	



Chemung County Planning Board

Chemung County Commerce Center
400 East Church Street
P.O. Box 588
Elmira, New York 14902-0588

(607) 737-5510

www.chemungcountyny.gov

planning@co.chemung.ny.us

Referral Number

For office use only

Chemung County Planning Board – Municipal Referral Form

(Please complete all information on both pages)

Referring Municipality: ☐ City ☒ Town ☐ Village of Horseheads

Referring Official: Cathy Wood Title: Planning Board Secretary

Address: 150 Wygant Rd. Horseheads, NY 14845

Phone Number: (607) 739-8783 E-mail: cwoode@townofhorseheads.org

Referring Board (check appropriate box): ☐ Legislative Board ☐ ZBA ☒ Planning Board

Petitioner(s): Don Mattison
Jeremy Hourihan, Attorney Phone: 742-2237

Petitioner's Mailing Address: 301 Pine View Dr
Elmira Heights NY 14903 E-mail: dmattison16@yahoo.com

Location of Property: 301 Pine View Dr. Elmira Heights NY 14903

Tax Map Parcel Number(s): 69.05-1-30

Current Zoning District: Residential A

Proposed Action: (check all that apply)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Area Variance | <input type="checkbox"/> Subdivision Review |
| <input type="checkbox"/> Use Variance | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Zoning Text Amendment |
| <input type="checkbox"/> Special/Conditional Use Permit | <input type="checkbox"/> Zoning Map Amendment |
| <input type="checkbox"/> Comprehensive Plan Adoption / Amendment | <input type="checkbox"/> Moratorium |
| <input type="checkbox"/> Other (please specify): _____ | |

Description of the proposed action (attach detailed narrative if available):

Putting on a second floor as well as an addition that will be 3-feet from side property line.

The proposed action applies to real property within five hundred feet (500') of the following

(Please identify each item by filling in the appropriate blank after each item)

- ☐ (a) Boundary of the (City), (Village) or (Town) of: _____
- ☐ (b) Boundary of any existing or proposed (County) or (State Park) or any (Other Recreation Area): CR 14
- ☐ (c) Right-of-way of any existing or proposed (County) or (State Parkway), (Thruway), (Expressway), (Road) or (Highway); (Include (County) or (State Route) # and name of (Road): _____
- ☐ (d) Existing or proposed right-of-way of any stream or drainage channel owned by the (County) or for which the county has established channel lines: _____
- ☐ (e) Existing or proposed boundary of any (County) or (State) owned land on which a public building or institution is situated: _____
- ☐ (f) The boundary of a farm operation located in an agricultural district, as defined by article twenty-five-AA of the agriculture and markets law (this subparagraph shall not apply to the granting of area variances: _____

Hearings/Meetings Schedule

Board	Public Hearing Date	Meeting Dates (prior and future)
Town Board/Village Board of Trustees		
Zoning Board of Appeals	TO BE determined	
Planning Board/Planning Commission		6/5/19
City Council		

Action taken on this application (reviewed, approved, discussed, etc.) reviewed, referred to ZBA

"Full Statement" Checklist

As defined in NYS General Municipal Law §239-m (1)(c)

Please make sure you have enclosed the following required information with your referral, as appropriate.

For All Actions:

- _____ Chemung County Planning Board – Municipal Referral Form
- _____ All application materials required by local law/ordinance to be considered a "complete application" at the local level (PDF preferred).
- _____ Part 1 Environmental Assessment Form (EAF) or Environmental Impact Statement (EIS) for State Environmental Quality Review (SEQR). If Type II Action, provide a statement to that effect.
- _____ Agricultural Data Statement, for site plan review, special/conditional use permit, use variances, or subdivision review located in an Agricultural District or within 500 feet of a farm operation located in an Agricultural District, per Ag. Districts Law Article 25AA §305-a, Town Law §283-a, and Village Law §7-739.
- _____ Municipal board meeting minutes on the proposed action (PDF preferred).

For Proposing or Amending Zoning Ordinances or Local Laws: The above requirements AND

- _____ Report/minutes from Town Board, Village Board or Trustees or Planning Board (PDF preferred)
- _____ Zoning Map
- _____ Complete text of proposed law, comprehensive plan, or ordinance (PDF preferred)

Deadline: Please submit completed referrals by close of business 10 business days prior to the Chemung County Planning Board meeting.

#868

RECEIVED

MAY 24 2005

TOWN CLERK'S OFFICE

TOWN OF HORSEHEADS
APPLICATION FOR AN AREA VARIANCE/INTERPRETATION
150 WYGANT ROAD
HORSEHEADS, NY 14845

APPLICANT: Don Mathison Jenny Kurikm, applicant's attorney
301 Pine View Drive
Elmira Heights STATE NY ZIP 14903
PHONE# (607) 742-2237 FAX# _____
EMAIL ADDRESS: dmattison10@yahoo.com

PROPERTY NAME AND LOCATION: 301 Pine View Drive

TAX MAP# 69.05-1-30

ZONING DISTRICT: Residential A

PROVISIONS OF THE ZONING CHAPTER TO BE APPEALED:

CHAPTER: 201 ARTICLE: 22 SECTION: C
CHAPTER: _____ ARTICLE: _____ SECTION: _____

REASON FOR REQUEST: We are putting a second floor on the home
as well as an addition that will be approximately three (3) feet
from the side property line. We are requesting an area variance for
that setback.

INTERPRETATION OF THE ZONING ORDINANCE IS REQUESTED
BECAUSE: _____

617.20
Appendix B
Short Environmental Assessment Form

868

RECEIVED

MAY 24 2018

TOWN CLERK'S OFFICE

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

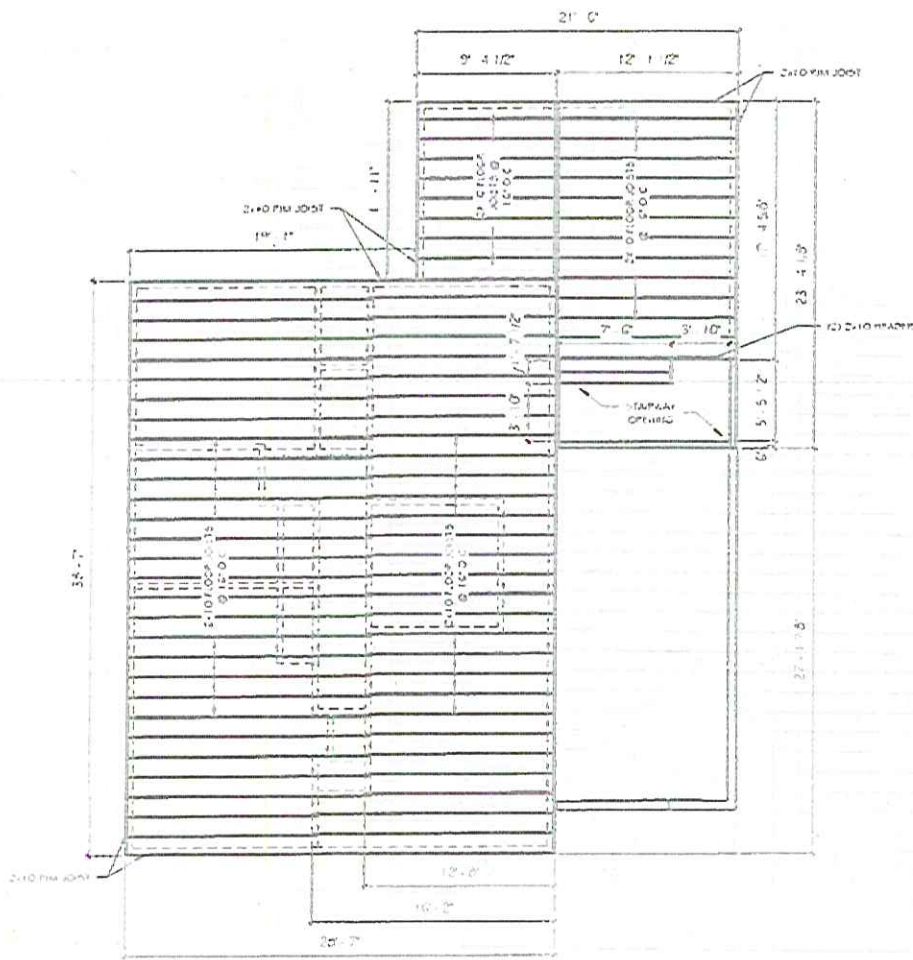
Part 1 - Project and Sponsor Information		
Name of Action or Project: Area Variance		
Project Location (describe, and attach a location map): 301 Pine View Drive		
Brief Description of Proposed Action: Construction of second floor on home and addition with second floor that will replace on existing deck and be approximately three (3) feet from side boundary.		
Name of Applicant or Sponsor: Jeremy Hamilton, attorney for residents of the city	Telephone: (607) 742-2237	E-Mail: jeremy@mcguglielmo.com
Address: 243 Lake St.		
City/PO: Elmira	State: NY	Zip Code: 14901
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO X YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO X YES
3.a. Total acreage of the site of the proposed action? 2.5 acres		
b. Total acreage to be physically disturbed? _____ acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres		
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland		

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
			X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
			X
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation service(s) available at or near the site of the proposed action?	X		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	X		
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
			X
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	X		
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	X		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
b. Is the proposed action located in an archeological sensitive area?	X		
	X		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	X		
	X		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	X		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	X		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? <input type="checkbox"/> NO <input type="checkbox"/> YES If Yes, briefly describe: _____	NO	YES	
	X		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Jeremy Hovithon</u>	Date: <u>5/24/19</u>	
Signature: <u>[Signature]</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	X	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	X	
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	X X	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	X	



1 SECOND FLOOR FRAMING PLAN
SCALE 3/16" = 1'-0"



KV ENGINEERING

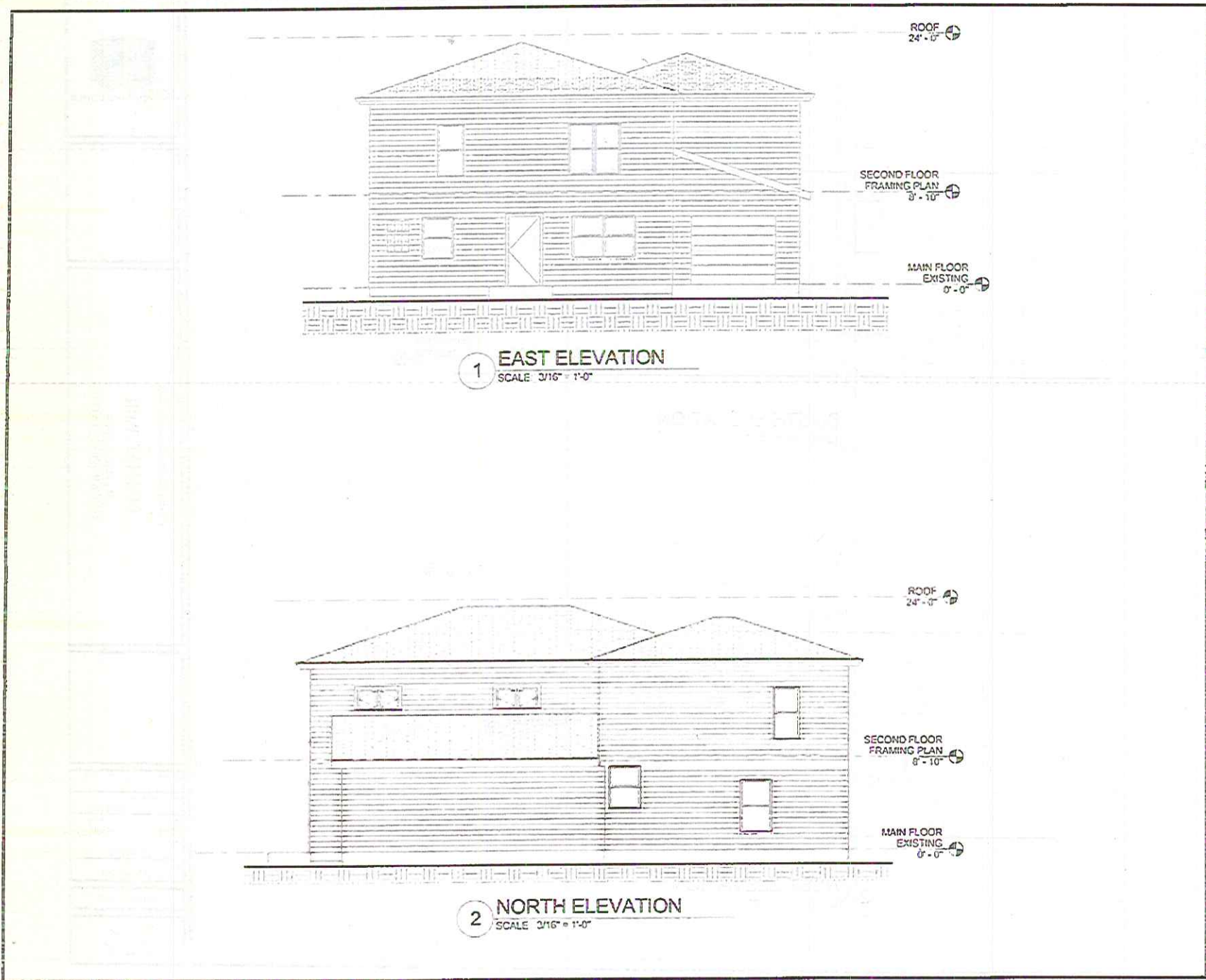
SECOND FLOOR ADDITION FOR
DON MATTISON
301 PINE VIEW DR
LIMBURGH, NY 14903

PROJECT NO.	PROJ NO.
AUTHOR	KMV
DATE	3/19/19
SCALE	AS NOTED
FLOOR FRAMING PLAN	

S2



A1





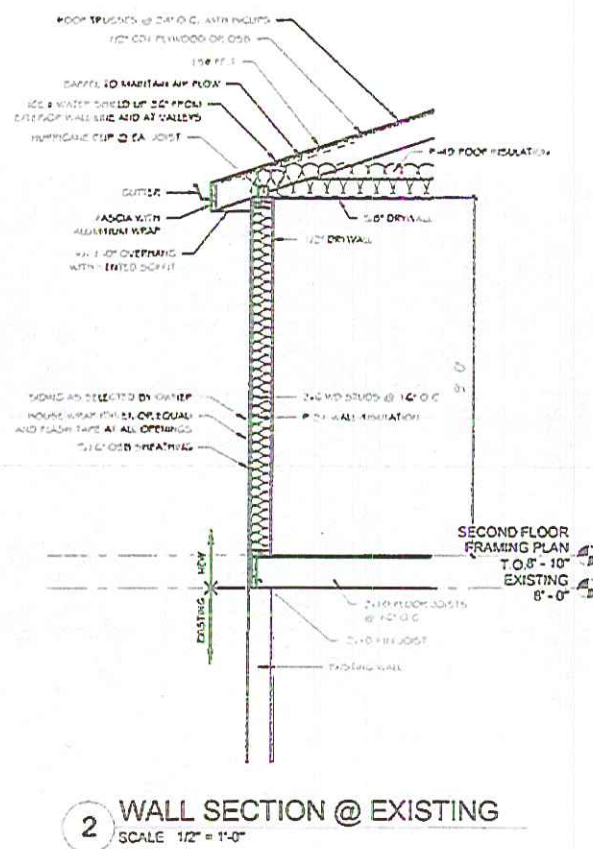
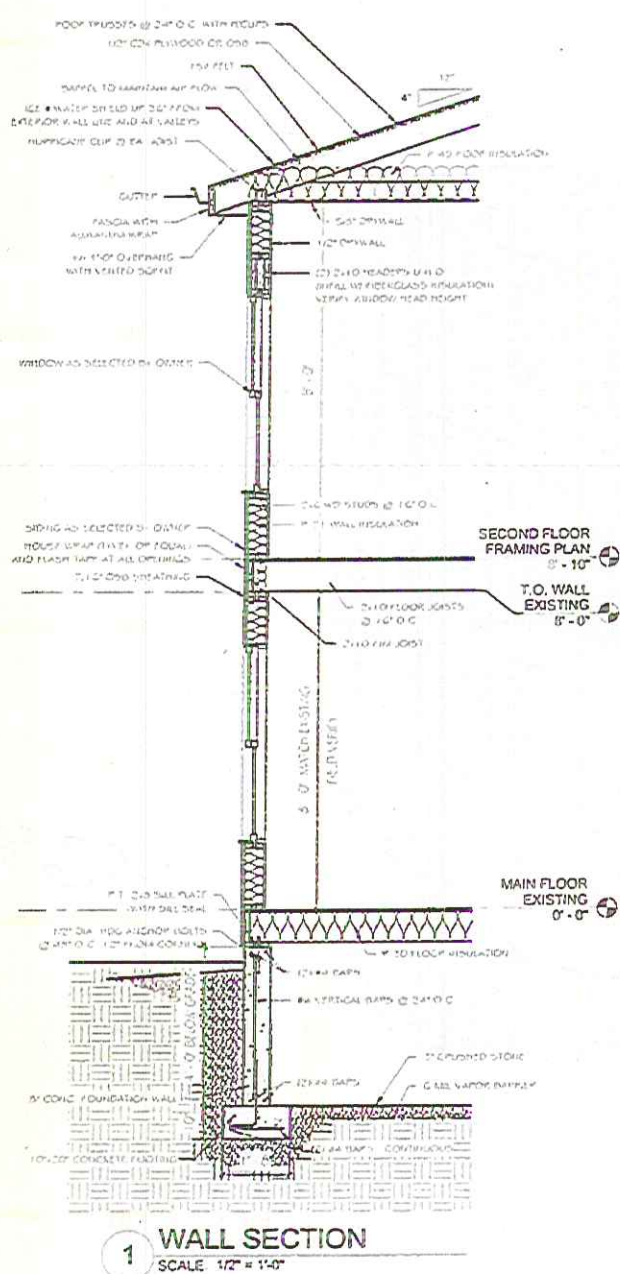
KV ENGINEERING

SECOND FLOOR ADDITION FOR
DON MATTISON
301 FINE VIEW DR.
ELMIRA HEIGHTS, NY 14903

DATE	3/19/19
BY	CFP
CHECKED	KMV
DATE	3/19/19
BY	AS NOTED

ELEVATIONS

A3



SECOND FLOOR ADDITION FOR
DON MATTISON
301 PINE VIEW DR.
FLORA HEIGHTS, NY 14903

ALF Lash No. _____ Date of Issue A-60 Page 1/1

WV 9 Hump 880 3.80 Hump 7 Model C.T. Truck

PSPIC NO.

Address to go 1.0 Mile S2 To HWY

CFP KMV

Date of inspection

3/19/29

Mileage

AS NOTED

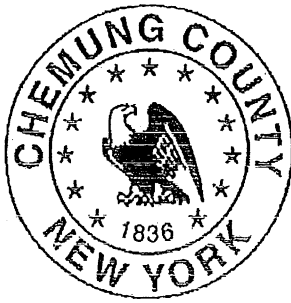
SECTION

A5

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	X	
11. Will the proposed action create a hazard to environmental resources or human health?	X	

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
_____ Name of Lead Agency	_____ Date
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from Responsible Officer)



Chemung County Planning Board

Chemung County Commerce Center
400 East Church Street
P.O. Box 588
Elmira, New York 14902-0588

(607) 737-5510

www.chemungcountyny.gov
planning@co.chemung.ny.us

Referral Number

For office use only

Chemung County Planning Board -- Municipal Referral Form

(Please complete all information on both pages)

Referring Municipality: ☐ City ☒ Town ☐ Village of Horseheads

Referring Official: Cathy Wood Title: Planning Board Secretary

Address: 150 Wygant Rd. Horseheads, NY 14845

Phone Number: (607) 739-8783 E-mail: cwoode@townofhorseheads.org

Referring Board (check appropriate box): ☐ Legislative Board ☐ ZBA ☒ Planning Board

Petitioner(s): Lilly Brothers Brewing LLC DBA Horseheads Brewing Phone: 761-7678
474 Old Ithaca Rd. 739-3636 x133

Petitioner's Mailing Address: Horseheads NY 14845 E-mail: amosher@wewy.com

Location of Property: 250 Old Ithaca Rd. Horseheads NY 14845

Tax Map Parcel Number(s): 49.02-6-1.31

Current Zoning District: Commercial

Proposed Action: (check all that apply)

- | | |
|--|--|
| <input type="checkbox"/> Area Variance | <input type="checkbox"/> Subdivision Review |
| <input type="checkbox"/> Use Variance | <input type="checkbox"/> Rezoning |
| <input checked="" type="checkbox"/> Site Plan Review | <input type="checkbox"/> Zoning Text Amendment |
| <input type="checkbox"/> Special/Conditional Use Permit | <input type="checkbox"/> Zoning Map Amendment |
| <input type="checkbox"/> Comprehensive Plan Adoption / Amendment | <input type="checkbox"/> Moratorium |
| <input type="checkbox"/> Other (please specify): _____ | |

Description of the proposed action (attach detailed narrative if available):

Addition of gated outdoor beer garden and cooler to existing building.

The proposed action applies to real property within five hundred feet (500') of the following

(Please identify each item by filling in the appropriate blank after each item)

☐ (a) Boundary of the (City), (Village) or (Town) of: _____

☒ (b) Boundary of any existing or proposed (County) or (State Park) or any (Other Recreation Area): CR 68

☐ (c) Right-of-way of any existing or proposed (County) or (State Parkway), (Thruway), (Expressway), (Road) or (Highway); (Include (County) or (State Route) # and name of (Road): _____

☐ (d) Existing or proposed right-of-way of any stream or drainage channel owned by the (County) or for which the county has established channel lines: _____

☐ (e) Existing or proposed boundary of any (County) or (State) owned land on which a public building or institution is situated: _____

☐ (f) The boundary of a farm operation located in an agricultural district, as defined by article twenty-five-AA of the agriculture and markets law (this subparagraph shall not apply to the granting of area variances: _____

Hearings/Meetings Schedule

Board	Public Hearing Date	Meeting Dates (prior and future)
Town Board/Village Board of Trustees		
Zoning Board of Appeals		
Planning Board/Planning Commission		6/5/19 + 7/2019
City Council		

Action taken on this application (reviewed, approved, discussed, etc.) reviewed

"Full Statement" Checklist

As defined in NYS General Municipal Law §239-m (1)(c)

Please make sure you have enclosed the following required information with your referral, as appropriate.

For All Actions:

- _____ Chemung County Planning Board – Municipal Referral Form
- _____ All application materials required by local law/ordinance to be considered a "complete application" at the local level (PDF preferred).
- _____ Part 1 Environmental Assessment Form (EAF) or Environmental Impact Statement (EIS) for State Environmental Quality Review (SEQR). If Type II Action, provide a statement to that effect.
- _____ Agricultural Data Statement, for site plan review, special/conditional use permit, use variances, or subdivision review located in an Agricultural District or within 500 feet of a farm operation located in an Agricultural District, per Ag. Districts Law Article 25AA §305-a, Town Law §283-a, and Village Law §7-739.
- _____ Municipal board meeting minutes on the proposed action (PDF preferred).

For Proposing or Amending Zoning Ordinances or Local Laws: The above requirements AND

- _____ Report/minutes from Town Board, Village Board or Trustees or Planning Board (PDF preferred)
- _____ Zoning Map
- _____ Complete text of proposed law, comprehensive plan, or ordinance (PDF preferred)

Deadline: Please submit completed referrals by close of business **10 business days prior to the Chemung County Planning Board meeting.**



Town of Horseheads Application for Planning Board Review

705 C

RECEIVED

MAY 20 2019

TOWN CLERK'S OFFICE

Project location: 250 Old Ithaca Rd. Horseheads NY 14845

Tax Map ID#: 49.02-6-1.31

Application for: ☒ Site Plan Review ☐ Subdivision ☐ Special Permit ☐ Other

Applicant: Lilly Brothers Brewing LLC DBA Horseheads Brewing - Angela Mosher

Address: 3514 State St.

Erie

State: PA

Zip: 16508

Phone: 607.739.3636 x133 Fax: 607.739.1418 Cell: 607.761.7678

Email Address: amosher@weny.com Send Agenda by Email: ☒ yes

Owner: (if different) Brian Lilly

Address: 474 Old Ithaca Rd.

Horseheads

State: NY

Zip: 14845

Phone: 607.739.3636 Fax: Cell:

Email Address: amosher@weny.com Send Agenda by Email: ☐ Yes

Plans Prepared by: Angela Mosher

Address: 474 Old Ithaca Rd.

Horseheads

State: NY

Zip: 14845

Phone: 607.739.3636x133 Fax: 607.739.1418 Cell: 607.761.7678

Email Address: amosher@weny.com Send Agenda by Email: ☐ yes

Project Description: Adding a gated outdoor beer garden and pole barn cooler to existing building

Beer garden on blacktop area beside tasting room east side of building

General Location: Pole barn/walk-in cooler on the west side of building

Current Zoning: Commercial

Present Use of Property: Brewery

Will Property disturb one acre or more? ☐ Yes If so, How Much? _____

Description of Stormwater Management: Will install gutters and downspouts

Water: ☐ Public ☒ Private Sewage: ☒ Public ☐ Private

Total site area: Outdoor

Anticipated construction time: ASAP Staged: ☒ Yes ☐ No

Estimated Cost of Project: _____

The information provided is true and correct to the best of my knowledge. I understand that the completion of this application neither implies nor guarantees approval of this project.

Applicant Signature: Angela C. Mosher Date: 5/16/19

Owner Signature: S. POOP Date: 5/16/19

All Applications for Planning Board must be received 10 days before scheduled meeting.

Address: 150 Wygant Rd. Horseheads, NY 14845 Phone: 607-739-7605 Fax: 607-739-0469

Office Use:

Date received: _____ By: _____

Plan File #: _____ ☐ Assign plan file #

Referrals to: ☐ Chemung County

☐ Village of _____

☐ Town of _____

☐ Other _____

Fee: _____ Paid : ☐ Yes

617.20
Appendix B
Short Environmental Assessment Form

705C

RECEIVED

MAY 20 2019

Instructions for Completing

TOWN CLERK'S OFFICE

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Name of Action or Project: Construction of outdoor beer garden and pole barn walk-in cooler							
Project Location (describe, and attach a location map): 250 Old Ithaca Rd. Horseheads, NY 14845							
Brief Description of Proposed Action: Construction of outdoor beer garden on the east side of the building off from the tasting room Construction of a pole barn to turn into a walk-in cooler for product storage							
Name of Applicant or Sponsor: Lilly Brothers Brewing LLC DBA Horseheads Brewing		Telephone: 607.739.3636 x133 E-Mail: amosher@weny.com					
Address: 250 Old Ithaca Rd.							
City/PO: Horseheads		State: NY	Zip Code: 14845				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 50%; text-align: center;">NO</td><td style="width: 50%; text-align: center;">YES</td></tr><tr><td style="text-align: center;">X</td><td></td></tr></table>	NO	YES	X	
NO	YES						
X							
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 50%; text-align: center;">NO</td><td style="width: 50%; text-align: center;">YES</td></tr><tr><td style="text-align: center;">X</td><td></td></tr></table>	NO	YES	X	
NO	YES						
X							
3.a. Total acreage of the site of the proposed action? <u>.965 Acre</u> acres b. Total acreage to be physically disturbed? <u>600 sq ft</u> acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>n/a</u> acres							
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		X	
		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
		X	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	X		
		X	
	X		
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	X		
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
	X		
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
	X		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	X		
	X		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	X		
	X		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	X		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	X		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	X		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Angela Mosher</u> Date: <u>5/16/19</u> Signature: <u>Angela C Mosher</u>		

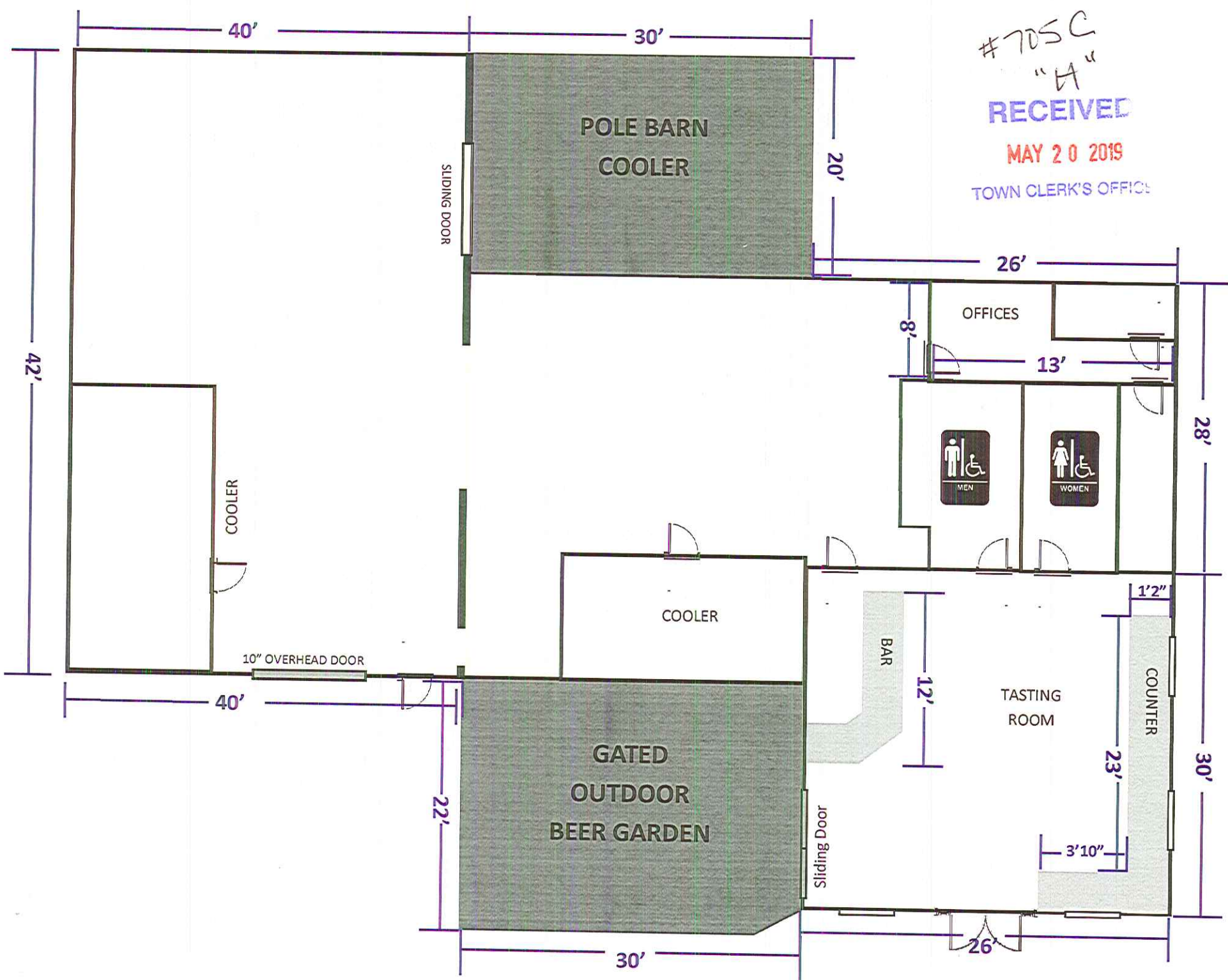
Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

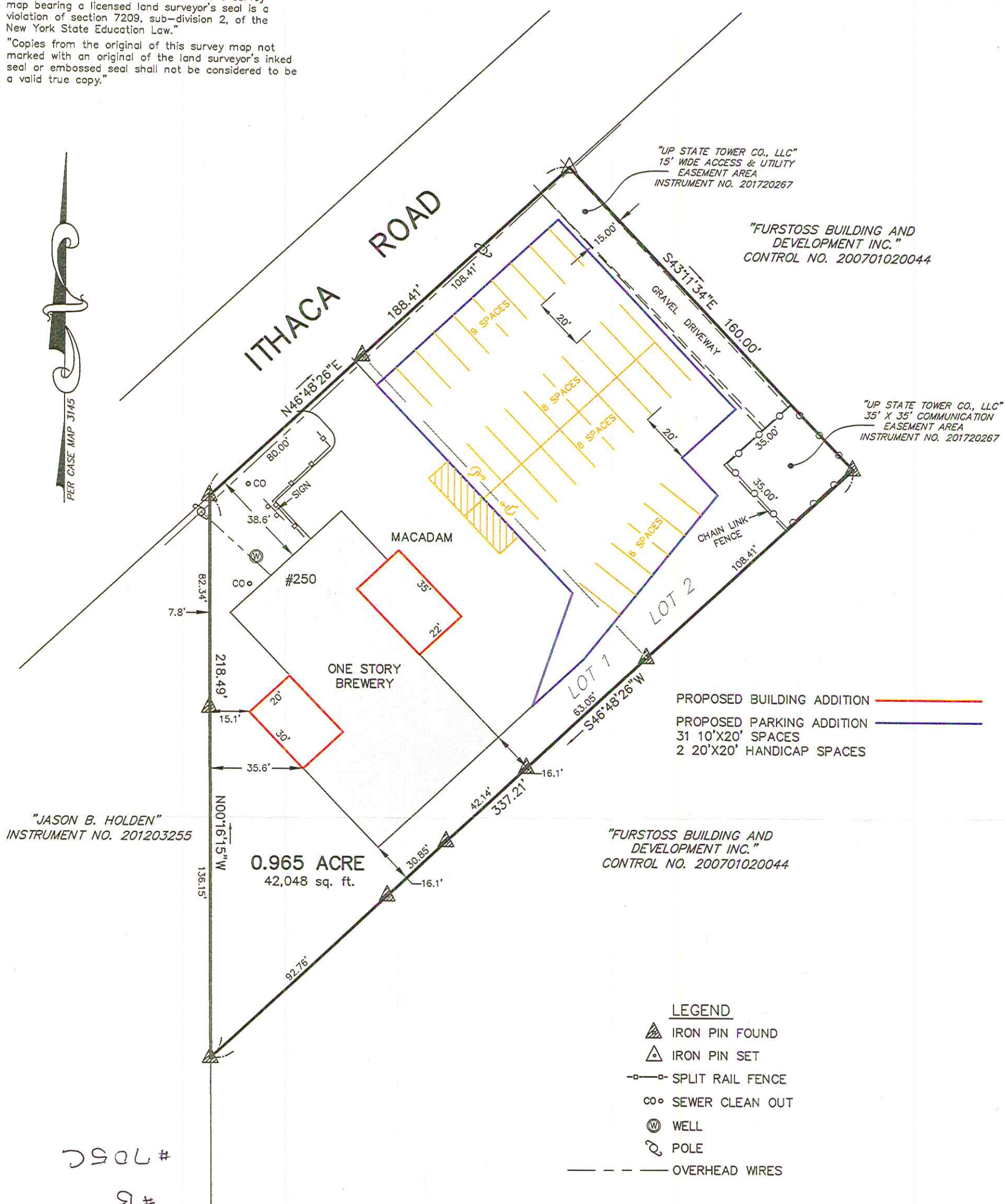
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
_____ Name of Lead Agency	_____ Date
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from Responsible Officer)



#705C
"H"
RECEIVED
MAY 20 2019
TOWN CLERK'S OFFICE

"Copies from the original of this survey map not marked with an original of the land surveyor's inked seal or embossed seal shall not be considered to be a valid true copy."

PER CASE MAP 3145



NOTE: NO FIELD WORK OR INSPECTION WAS DONE AT THIS TIME. THIS MAP WAS PREPARED TO SHOW PROPOSED BUILDING AND PARKING LOT IMPROVEMENTS.

REFERENCE MAP: CASE MAP 3145
REFERENCE DEED: INSTRUMENT NO. 201830974

SUBDIVISION PLANNING

WEILER ASSOCIATES
LICENSED LAND SURVEYORS
206 GARDNER ROAD
HORSEHEADS, N Y 14845
607-739-4476

SURVEYING & MAPPING

I hereby certify that this is a true and accurate survey, prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors.

PROPOSED BUILDING & PARKING DESIGN

LILLY PROPERTY HOLDINGS, LLC

TOWN OF HORSEHEADS

CHEMUNG COUNTY

NEW YORK

TAX MAP REFERENCE
☒ ALL OF ☐ PART OF

SECTION	49.02
BLOCK	6
PARCEL	1.31 & 1.32

DRAWN BY A.J.G.
CHECKED BY W.E.B.

SCALE: 1" = 40'
DATE: JUNE 11, 2019

REVISED:

REVISED:

JOB NO. 13712.07