

CHEMUNG COUNTY PLANNING BOARD

MEETING NOTES

NOVEMBER 15, 2018

Present:

Ronald Panosian, Chair
Andrew Avery
Joseph Peters
Henry Dalrymple
Robert Lewis
Nicolette Wagoner, Staff
Scott Shaw, Staff
Tanya McGee, Staff
Nanette Moss, Staff

Excused:

Bo Manuel
Anthony Pagano
Douglas Brackley
Mary Jo Yunis

1. Call to order
2. Approval of Meeting Notes
Motion made by Andrew Avery, seconded by Henry Dalrymple to approve the October 25, 2018 Meeting Notes as drafted. All members in favor, none opposed, motion carried.
3. Visitor Comments (accepted after each referral review) – None
4. Zoning Referrals

A. CITY OF ELMIRA – Approval of Site Plan – Providence Housing Development Corporation

Present: Brian Grose, Fagan Engineers, Tom Skebey, Code Enforcement Officer, C. of Elmira

DISCUSSION: - R. Panosian advised that petitioner has submitted a site plan for its housing project. N. Wagoner reported that our Board reviewed this item in October of 2017. The project has changed from the original two-story 20 unit to a three-story 37 unit building, allowed by zoning. Brian Grose explained that a second attempt for funding through another funding source prompted the site plan change. N. Wagoner noted that CCPB recommended approval requesting sidewalk extension through the driveway for pedestrian right-of-way. Brian Grose advised that the sidewalk now extends through the driveway and that City of Elmira DPW Engineer Rick Vary commented that the sidewalk should be 6 inches thick, which is included in the revised site plan (not submitted here). A condition being added to the plan holds the contractor responsible for any damage they incur to the brick road. N. Wagoner asked Brian Grose if an area variance were being requested for parking and was advised it was not necessary, as sufficient on-street parking was available with a 200' radius, as the ordinance indicates approximately 20 off-street parking spaces plus a 200' radius; with 23 parking spaces being proposed. N. Wagoner referred to Scott Shaw's comment of maintaining vegetation to assure clear line of site on egress from the Powell Street driveway. A. Avery said he believed that the city's ordinance directs that it is one person one parking space per unit off-street and would be grandfathered unless the ordinance has changed. Tom Skebey will consult the ordinance to verify parking requirements. R. Panosian would like the comment included that the parking requirements be verified. He asked if there were any other comments or questions from the Board. A. Avery said that

the LaFrance Street driveway is extremely close to the intersection, referencing the shrub or tree located there that could block motorists' vision and stated that the line of site must be preserved; and Brian Grose recommended removal. R. Panosian asked if there were any further comments, concerns or questions. There being none, he asked N. Wagoner for her recommendation. N. Wagoner recommended approval of the proposed site plan, asking if a variance is required for parking and comments that attention be given to the line of site issues at the entranceways. R. Panosian asked if the Board had any additional questions or comments; there being none, he called for a motion for approval with comments noted.

MOTION: Made by Andrew Avery, seconded by Robert Lewis, recommending City Planning Commission approval of the proposed site plan along with comments to determine if a variance is needed for parking and attention to the intersection for proper line of site. Members in favor, all; opposed, none. Motion carried.

B. CITY OF ELMIRA – *Approval of Site Plan* – Maser/BAPA College Ave LLC

DISCUSSION: R. Panosian advised that petitioner has submitted a site plan for our review to convert the former KFC building on College Avenue for restaurant use. He asked Robert Lewis to chair the referral due to a conflict and R. Lewis asked N. Wagoner to provide background of the referral. N. Wagoner reported that petitioner wishes to convert the former restaurant building to a next generation Dunkin Donut store with site and circulation improvements, commenting that drive thru and other traffic are designed well and added that DOT has noted that a highway work permit will be needed. A. Avery advised that the project will need city work permits as it is a state touring route, not a state road. The city's Traffic Coordinating Board will need to review this project as well. The wide entrance would not fit within, and the narrow one would fit within normal specifications. R. Lewis asked N. Wagoner for her recommendation. N. Wagoner recommended approval along with the comment that a highway work permit will be needed. R. Lewis asked if the Board had any questions or comments; there being none, he called for a motion for approval with comments.

MOTION: Made by Henry Dalrymple, seconded by Andrew Avery, Ronald Panosian abstaining, recommending approval of the proposed site plan along with the comment that a highway work permit is required. Members in favor, all; opposed, none. Motion carried.

C. TOWN OF HORSEHEADS – *Approval of Subdivision* – Barron

Present: Tom Skebey, Code Enforcement Officer, Town of Horseheads

DISCUSSION: R. Panosian advised that petitioner has submitted a request for a subdivision of property. N. Wagoner reported that petitioner wishes to subdivide property straddling R-1 and R-A zoning districts to split three acres from the existing 40-acre parcel to create a single family home lot. Tom Skebey advised that the lot satisfies Environmental Health Department criteria for that purpose. It measures 9,000 square feet. N. Wagoner recommended local determination. R. Panosian asked if the Board had any questions or comments; there being none, he called for a motion for local determination.

MOTION: Made by Robert Lewis, seconded by Joseph Peters, recommending local determination as the proposed subdivision would have no Countywide or inter-municipal impact. Members in favor, all; opposed, none. Motion carried.

D. TOWN OF HORSEHEADS – *Approval of Site Plan and Special Use Permit* – Kelsey/Ideal Motors

Present: Tom Skebey, Code Enforcement Officer, Town of Horseheads

DISCUSSION: R. Panosian advised that petitioner has submitted a site plan and special use permit for our review. N. Wagoner reported that petitioner wishes to expand their used automobile sales business, vacating its existing site on Lake Rd. and relocating to this proposed site also on Lake Rd., a former McDonald's restaurant building. The ZBA met on October 3 with positive recommendation. Tom Skebey noted that petitioner had expressed at the last Town Planning Board meeting their wish to provide a better site plan with that board concurring, commenting that it should be more to scale, which has not been submitted as yet. They are not extending pavement, making modifications, changing entrances, altering the site. Conditions of the special use permit include no junk vehicles on the property, landscape berm, existing entrances and exits. We don't want them exceeding allowable automobile display spaces with extra vehicles. A. Avery said that it is 30' of space in the parking lot which is sufficient for straight pull-in spots. N. Wagoner recommended conditional approval of the proposed site plan with the comment that the site plan has to meet with the Town's approval and recommended local determination of the special use permit. R. Panosian asked if the Board had any questions or comments. There being none, R. Panosian called for a motion for conditional approval of the site plan with comment and local determination of the special use permit.

MOTION: Made by Andrew Avery, seconded by Henry Dalrymple, recommending Town Planning Board conditional approval of the proposed site plan subject to the Town's satisfaction with the final site plan. Members in favor, all; opposed, none. Motion carried.

MOTION: Made by Henry Dalrymple, seconded by Robert Lewis, recommending local determination as the proposed special use permit would have no Countywide or inter-municipal impact. Members in favor, all; opposed, none. Motion carried.

5. **Visitors Comments:** None.

Planning Commissioner's Report:

N. Wagoner presented items at today's meeting for discussion.

CCPB Board Member Replacement Suggestions:

N. Wagoner advised there are vacancies on the board that could affect our quorum. Suggestions for nominees were submitted previously. She noted we may wish to seek members for representation from the legal and agricultural sectors. Names were discussed of possible nominees who possess this expertise. After discussion, it was determined the board would wait to submit any names for approval until the new county executive is on board in January. N. Wagoner will

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compile a list of names to present. R. Panosian noted that we have two board members who are not seeking reappointment due to schedule conflicts and changes. If the Board has any additional recommendations, they can forward those names to staff.

Board Training Cancellation:

R. Panosian wished to advise the Board that the Planning Training scheduled for Bath, New York this evening had been cancelled due to weather.

Meeting adjourned at 3:20 p.m.