

CHEMUNG COUNTY PLANNING BOARD

MEETING NOTES

AUGUST 16, 2018

Present:

Ronald Panosian, Chair
Joseph Peters
Anthony Pagano
Henry Dalrymple
Mary Jo Yunis
Robert Lewis
Nicolette Wagoner, Staff
Scott Shaw, Staff
Nanette Moss, Staff

Excused:

Andrew Avery
Douglas Brackley
Bo Manuel

Guests:

Robert Drew, Hunt Engineers
Bryan R. Cook
Dave Ayers
Tom Dobrydney, Fagan Engineers
Jerry and Carolyn Welliver, J. Clark Construction
Marc Maser, Maser Engineering
Warren Howeler, Morning Times

1. Call to order
2. Approval of Meeting Notes
3. Visitor Comments (accepted after each referral review) – None
4. Zoning Referrals

A. TOWN OF BIG FLATS – Approval of Site Plan – Patel

Present: Robert Drew of Hunt Engineers, along with Bryan R. Cook and Dave Ayers

DISCUSSION: R. Panosian advised that the applicant is proposing to reconfigure the Dunkin’ Donuts driveway and parking lot. R. Panosian asked R. Lewis to chair the referral. N. Wagoner stated that the proposed project would address circulation and access issues to and from Chambers Road. Robert Drew stated that the applicant would like to improve traffic flow by adding a second entrance and modifying the front parking lot. In an effort to reduce the drive-thru wait time, the applicant is proposing an additional pick-up lane for pre-orders, which employees would deliver to the curbside lane within minutes. N. Wagoner noted concerns regarding traffic stacking in the curbside lane and asked if relocating the lane to the rear of the property is an option. Robert Drew said the applicant deemed the pick-up lane to

be efficient and that a rear pick-up location is not an option. The engineers will submit revised a site plan to the Town Planning Board on August 17 for final approval at the September 4 meeting. Revisions will include: reduced lot coverage, increased island size, removal of asphalt around the two islands, reverting to non-conforming site size (while not exceeding allowable coverage), and existing light poles moved 3'-4' closer to the road to provide proper coverage.

Andy Avery submitted written comments expressing concern about the wrong-way traffic in relation to the single entrance and need for a highway permit and storm water review. N. Wagoner noted Bergmann's recommendation to eliminate the curbside service and lane and provide a landscape island with curbside pick-up spaces, reducing lot coverage to existing levels. The proposed lot coverage would require an area variance as exceeds what is allowable. R. Drew advised that his revisions would include a reduced lot the coverage and larger islands, returning to the existing, non-conforming site that does not exceed allowable coverage. R. Lewis enquired as to any inter-municipal or county impacts, N. Wagoner does not know of any. R. Drew said that he has addressed Bergmann's concerns and received Town Planning Board approval. N. Wagoner recommended approval with comments regarding the drive lane, traffic patterns and revised site plan regarding the curbside lane. The Board had no additional questions or comments and called for a motion for the approval of the proposed site plan with comments regarding the rear pick-up lane and traffic patterns concerns, requesting that the Town engineer, Town Highway Superintendent and County DPW Commissioner vet the revised site plan and permit process.

MOTION: Made by Mary Jo Yunis, seconded by Henry Dalrymple, Anthony Pagano and Ronald Panosian abstaining, recommending approval of the proposed site plan with comments regarding the pick-up lane, comments regarding locating the pick-up lane to the rear of the store as an option, and traffic patterns concerns, requesting that the Town engineer, Town Highway Superintendent and County DPW Commissioner vet the revised site plan and permit process. Members in favor, all; opposed, none. Motion carried.

B. TOWN OF BIG FLATS – Approval of Re-Subdivision Plan – Ferrario Realty
Present: Tom Dobrydney of Fagan Engineers

DISCUSSION: R. Panosian advised that the applicant is proposing a re-subdivision of land for the future site of the Ferrario auto dealership. N. Wagoner said that applicant would like to re-subdivide 14 existing parcels to create two parcels. Parcel "A" would be the site for the new dealership. R. Panosian referred to comments from the Town engineer indicating the applicant had retracted its request to remove existing asphalt on Fisherville Road. Andy Avery's written comments did not reflect the retraction. Tom Dobrydney said that the asphalt removal was not part of the sales agreement between Ferrario and the county due to residential tenant use. The applicant should seek driveway permits from County DPW. 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 Mary Jo Yunis, seconded by Robert Lewis, Anthony Pagano abstaining, recommending local determination as the proposed re-subdivision plan would have no Countywide or inter-municipal impact. Members in favor, all; opposed, none. Motion carried.

C. TOWN OF BIG FLATS – Approval of Site Plan – J. Clark Construction
Present: Property owners Jerry and Carolyn Welliver; Tom Dobrydney, Fagan Engineers

DISCUSSION: R. Panosian advised that applicant is proposing a site plan for a residential development. N. Wagoner said that CCPB had recommended approval of the subdivision at its July meeting and noted that the applicants wish to construct 38 large-lot single-family homes, 34 smaller-lot single-family homes, 25 townhomes, 2 storage facilities, a dog park and walking trail. She expressed concern regarding the proximity of the driveway on Hibbard Road to the

intersection. Carolyn Welliver said that the county issued a driveway entrance permit on December 17, 1993. R. Panosian asked whether this was a site plan or concept plan; Tom Dobrydney clarified that it was a concept plan to initiate PUD review and approval. He stated that the applicant has developed and presented the concept plan for Town Planning Board review and referred it to the CCPB, as part of a PUD process/rezoning. Currently, they are receiving feedback and determining the overall municipal impact of a project of this scale prior to moving to the next level (which will include plans for grading, stormwater, utilities, and other engineering review.) Andy Avery submitted written comments regarding the proximity to the driveway near Hibbard Road, along with some alternatives. The project requires stormwater review, clarification of roadway ownership, and highway permits for improved drive to Daniel Zenker Rd. Tom Dobrydney noted that the driveway is 150' from the intersection, which may be a sufficient distance. Most stacking associated with the townhouses will be connected to the internal driveway turning onto Hibbard Rd. or Daniel Zenker Rd.

The property is beyond the approach zone to the airport. R. Panosian asked Tom Dobrydney if the Town deemed a traffic study necessary. He will address this need (or lack thereof) as part of the SEQR long form. N. Wagoner commented that she believes the County needs more housing variety and is in favor of the concept. Carolyn Welliver said that residents would own the townhouses located on private roads, while the developer would own and maintain the property. R. Panosian asked if the Board had any questions or comments; there being none, he called for a motion in support of the concept plan including comments from Andy Avery and the Town engineer, including clarification regarding Andy Avery's comments about the driveway onto Hibbard Road.

MOTION: Made by Mary Jo Yunis, seconded by Henry Dalrymple, in favor of the concept plan along with comments submitted by Andy Avery. Members in favor, all; opposed, none. Motion carried.

D. TOWN OF BIG FLATS – Approval of Site Plan Amendment – Williams Toyota of Elmira
Present: Marc Maser, Maser Engineering

DISCUSSION: R. Panosian advised that the applicant is proposing construction of the new Toyota dealership. N. Wagoner reported that the CCPB had recommended approval of the site plan at its June meeting. Scott Shaw described some changes that the applicant had made since then, stating that the site will now include Fisherville Road and additional parking. Marc Maser confirmed that the referral is for a proposed site plan amendment. Marc Maser displayed a base map of full build-out depicting two 8.6-acre parcels on Fisherville Road, one of which has asphalt, with the other consisting of vegetation serving as the barrier between the site and Pick-A-Part. The new site plan proposes a 527-space parking lot. The proposed facility is currently 37,000 square feet on 7.6 acres. The plan includes a turnaround at the end of Fisherville Road as well as a gate to block customer access. The Town is conditionally requiring an executed lease agreement to include this parcel with the Dandy Mini Mart to the north. Marc Maser outlined other changes to the approved site plan, including the addition of 80-85 parking spaces on Fisherville Road, a change in lot coverage to 69%, and a new display area for cars west of Kaman. R. Panosian asked that comments reflect that the display areas are for that purpose only and Williams should limit the amount of activity in and out of the driveway (off of Route 64). N. Wagoner recommended approval with comment. R. Panosian asked if the Board had any questions or comments; there being none, he called for a motion recommending approval of the proposed site plan amendment along with the comment the area be restricted to display parking only. N. Wagoner added that NYSDOT wished to have an opportunity to comment on any traffic information provided to the Town for development along Route 64. Marc Maser will contact NYS DOT to provide his trip generation information.

MOTION: Made by Robert Lewis, seconded by Mary Jo Yunis, recommending approval along with the comment the area be restricted to display parking only. Members in favor, all; opposed, none. Motion carried.

- E. TOWN OF BIG FLATS – Approval of Preliminary Site Plan – Josh Real Estate Dev., LLC
Present: Marc Maser of Maser Engineering

DISCUSSION: R. Panosian advised that the applicant is proposing approval a site plan for residential development. Marc Maser advised that this is the preliminary PUD submission to the Town. Andy Avery had submitted written comments stating that some of the radii within the PUD are unacceptable and that the Town should reject the preliminary PUD. He wrote that the redesign should be required to reflect one entrance to the development due to the proximity to an intersection. Marc Maser said that the proposed project is for 98 single-family homes and 96 multi-family homes on one parcel. Mr. Maser met with Andy Avery previously to review the plans and will check the radii again. R. Panosian noted the Town engineer comments from a letter dated July 30, and that CCPB would like more information about whether the project has addressed them. The applicant will submit a completed PUD site plan by August 17 for the Town Planning Board's September 4 meeting. The revised plan will include grading, drainage, and erosion sediment control plans, and additional information about parking. The County has sufficient sewer capacity for the project. (In terms of capacity, the Sewer District and Town engineer agree there is capacity for one but not both PUD projects in the pipeline). The Chemung County Storm Water Coalition is reviewing the full SWPPP and documents.

R. Lewis referred to Andy Avery's comments regarding radii, inquiring whether the county had its own spec on highway radii or used a DOT spec. Mr. Maser stated that DPW would like intersections to meet at 90-degree angles. R. Panosian asked Mr. Maser for more information, noting that the idea of a single point of entry into a project of this density may be insufficient. The developers are open to providing another entrance behind the proposed commercial development. The distance between entrances would be approximately 450'. The homes will be between 1,800-2,200 square feet, no basement, 3 BR/2 BA, 1.5-2 car garage, price range \$225,000-\$275,000. N. Wagoner commented that this fills a need for housing in this size and price range. The two commercial buildings facing Sing Sing Road are potential office buildings that would be part of a later. Potential tenants may include medical offices or a fitness center, no retail. Maser is coordinating SEQR review and will send a Notice of Intent to the County. He plans to refer the PUD to the Town Board in September meeting, after which the Town Board would hold a public hearing and send it back to the Town Planning Board. N. Wagoner asked if the CCPB would see this again, as we may have comments for the Town to consider. She added that the CCPB could table the referral until we have a revised site plan and/or additional information. R. Panosian asked if the Board had any questions or comments; there being none, he called for a motion for tabling with comments that coordinated effort be made among the Town engineer, Andy Avery and the CCPB to address concerns.

MOTION: Made by Robert Lewis, seconded by Joseph Peters, Anthony Pagano abstaining, tabling the proposed preliminary site plan along with comments that coordinated effort be made among the Town engineer, Andy Avery and the CCPB to address concerns. Members in favor, all; opposed, none. Motion carried.

Planning Commissioner's Report:

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

Board Training:

Scott Shaw advised that the board training is October 24, 2018. He is working on the agenda with NYS Department of State. CCPB staff will provide an update in September.

Meeting adjourned at 4:03 p.m.