



## 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](http://www.chemungcountyny.gov)  
[planning@co.chemung.ny.us](mailto: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 Big Flats

Referring Official: Tom Whispel Title: Code Officer

Address: 476 Maple St

Phone Number: 562-8443 E-mail: twhispel@bigflatsny.gov

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

Petitioner(s): Ferrario / Fagan Engineers Phone: 734-2165

Petitioner's Mailing Address: 113 E. Chemung St E-mail: tom.dobrydney@faganeengineers.com

Location of Property: Co Rte 64 / Fisherville

Tax Map Parcel Number(s): multiple parcels - see attached

Current Zoning District: Business Regional (BR)

#### 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):

see 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): Co. Rte 64

☐ (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	3/26/19	2/26/19
Planning Board/Planning Commission		2/5/19
City Council		

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

**"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**

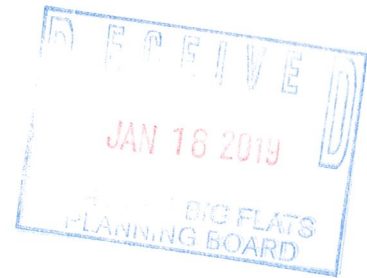
- \_\_\_\_\_ Report/minutes from Town Board, Village Board or Trustees or Planning Board (PDF preferred)
- \_\_\_\_\_ Zoning Map
- \_\_\_\_\_ Complete text of proposed law, comprehensive plan, or ordinance (PDF preferred)

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





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January 18, 2019

RE: Ferrario Fisherville Road Master Plan  
Submission for Area Variance  
FE Project #2017-077

Project Description:

- Development of a Master Plan (Commercial) on 14 properties, totaling 12.514 acres in size. Phase 1 is presented as an auto sales facility, with the future phases undetermined at this time. The parcels will be combined into two parcels as part of the Phase 1 approval process. The project is located in the Business Regional (BR) zoning district, where the Phase 1 proposed use is permitted with site plan and special permit approval. The Applicant intends to develop the western half of the property as part of Phase 1, with a 19,000+ SF commercial building, associated parking, and connections to public water and sanitary sewer. The project previously received approval for encroachment of display vehicles to the road right-of-way (along I-86). The revised plan is requesting additional relief for a small (two vehicle) Feature Display Area along the front of the property (in front of the stormwater forebay), positioned five (5) feet from property line.

Below is the breakdown of the area variance request:

- 17.36.190-B-4 – "... Vehicle sales..." – General Requirements: "No vehicles offered for rent or sale shall be placed, stored, or parked within fifteen (15) feet of a road right-of-way."
- 17.48.110-K-2b – Off-Road Parking Requirements – Location of Required Parking Spaces in a Parking Area – "... BR... Districts": "Vehicles and equipment for display or for sale shall not be parked or stored within twenty-five (25) feet of a road right-of-way."

Below are our responses to the required five (5) associated with an area variance, as per Town of Big Flats Zoning Law:

1. Whether an undesirable change will be produced in the character of the neighborhood or community or a detriment to nearby properties will be created by the granting of the area variance:
  - The granting of the area variance, permitting relief from the required setback from the road right-of-way specific to display vehicles (as part of Phase 1 – Proposed Vehicle Sales Facility) will not produce an undesirable change to the neighborhood nor will it be a detriment to nearby properties. The proposed Feature Display Area is part of a larger auto sales facility, which has already received conditional approval from the Town Planning Board and Town Board. Permitting this particular display area, in its proposed location, will not produce

an undesirable change as it's located in a similar manner to other Vehicle Sales Facilities within this district, is along a County Road that does not contain as much traffic as the other facilities, is commercial in nature, and small / limited (only two vehicles, not the entire inventory). The neighborhood and community is already commercial in nature.

2. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than area variance:
  - The benefit sought, that of having a small display area for two feature vehicles along the front of the property, cannot be achieved by some other method that's feasible to the applicant. Due to the topography of the site, entire site sloping towards the front, the site has been designed with stormwater basins (forebay) between the road right-of-way and the display vehicles. T
3. Whether the requested area variance is substantial:
  - The requested area variance is not substantial, despite the close proximity, as the Applicant is only requesting relief for the placement of two display vehicles. This Feature Display Area will allow the Applicant to showcase two vehicles in front of the stormwater basin (forebay) while displaying the remaining vehicles well beyond the required setback.
4. Whether the proposed area variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district:
  - The proposed area variance will not have an adverse effect or impact on the physical or environmental conditions. The proposed area variance would allow for the development of a small (two vehicle) Feature Display Area along the front of the property. This display area is part of a larger land development applicant (phased Master Plan include an auto sales facility). The placement of the proposed Feature Display Area as shown will not have an impact on noise, dust, vibrations, or odors. The area will be graded away from the road, into the stormwater forebay positioned between the road and the Applicant's vehicle stock. The neighborhood and district already contains multiple vehicle sales facilities, some of which actively display their vehicle stock closer to the travel lane (fog line) than the Applicant is requesting.
5. Whether difficulty of compliance with this title was self-created, which is relevant to the decision, but shall not necessarily preclude the granting of the area variance:
  - The applicant's difficulty of compliance is predominately driven by the site's topography, sloping towards the front of the property. This site condition requires the stormwater basin(s) to be placed along the front of the property, thus requiring the Applicant to display their inventory even further from the road right-of-way. If the project site was sloped differently, the Applicant would have the option to display their entire inventory much closer.





January 18, 2019

Mr. Tom Whispel, Code Enforcement Officer  
Town of Big Flats  
476 Maple Street  
Big Flats, NY 14814

RE: **Ferrario Fisherville Road Master Plan**  
Submission for Subdivision & Area Variance  
FE Project #2017-077

Dear Mr. Whispel:

As you may be aware, Fagan Engineers & Land Surveyors, PC (FE) is working with Don Ferrario, of Ferrario Realty NY, Inc. (Applicant) on the development of a Master Plan for a phased commercial development on Fisherville Road, with Phase 1 being a new auto sales facility. Phase 1 received final conditional approval in the Fall of 2018. Since that approval, the Applicant has made some minor revisions to the plan based on the construction costs received during the bidding process. In general, there has been a reduction in pavement, reduction in building size, and an adjustment to the proposed subdivision.

We are requesting confirmation that the proposed revisions are deemed to "produce no significant change in performance of the development" under 17.32.170-Aare "... " per ... as the character, use, and conditions identified in the approval have not changed.

The revised plans require an additional area variance for relief from the required setback from the road right-of-way for the display vehicles (required 15 ft. / 25 ft., proposed 5 ft.) for a two-vehicle Feature Display Area along Fisherville Road.

Enclosed please find the following documents for your review and distribution:

- Ten (10) copies of the Subdivision Application;
- Ten (10) copies of the Variance Application;
- Ten (10) copies of the Area Variance Write-Up;
- Two (2) copies of Revised Plans – Full size (dated 01/18/19);
- Ten (10) copies of Revised Plans – Half-size (dated 01/18/19); and
- Ten (10) copies of the SEQR Short EAF (specific to the subdivision and area variance)

Page 2  
Mr. Tom Whispel  
January 18, 2019

Below is the breakdown of the area variance request:

- 17.36.190-B-4 – "... Vehicle sales..." – General Requirements: "No vehicles offered for rent or sale shall be placed, stored, or parked within fifteen (15) feet of a road right-of-way."
- 17.48.110-K-2b – Off-Road Parking Requirements – Location of Required Parking Spaces in a Parking Area – "... BR... Districts": "Vehicles and equipment for display or for sale shall not be parked or stored within twenty-five (25) feet of a road right-of-way."

We look forward to presenting this application (subdivision and area variance) at the next regularly scheduled Planning Board and Zoning Board of Appeals meeting. If you have any questions or comments, please feel free to contact me.

Sincerely,

FAGAN ENGINEERS & LAND SURVEYORS, P.C.



Thomas M. Dobrydney  
Staff Planner

CC: Applicant



**Town of Big Flats**  
Department of Planning

476 Maple St. PO Box 449  
Big Flats, NY 14814  
T: 607-562-8443  
<http://www.bigflatsny.gov>



**Zoning  
Application**

This application form is required as part of any request to process an action involving the zoning board of appeals that is not related to a proposed site plan or a proposed subdivision. In addition, the Town of Big Flats Municipal Code may require specific material to be submitted with this form. A copy of the applicable sections of the code are available upon request. It is the applicants responsibility to ensure that application package are complete and accurate.

**NOTE: THIS FORM IS ONLY REQUIRED FOR A ZONING ACTION NOT ASSOCIATED WITH A PLANNING BOARD ACTION**

**Applicant:**

Name FERRARIO REACTY NY INC

Address 2472 CORNING RD

ELMIRA NY 14903

Telephone \_\_\_\_\_

**Owner (If Different):**

Name -SAME-

Address \_\_\_\_\_

Telephone \_\_\_\_\_

Parcel ID: (SEE DRAWINGS)

Address: EAST END OF FISHERVILLE  
COUNTY ROUTE 64C

Current Zoning: BR

Variance(s) Requested: SETBACK FROM ROAD R-O-W  
FOR DISPLAY VEHICLES

Proposed Use(s) of Site: AUTO DEALERSHIP

Character of Surrounding Lands (agricultural, residential, wetlands, etc.): COMMERCIAL

**Explanation of Request:**

FOR A SMALL (TWO-VEHICLE) FEATURE DISPLAY AREA ALONG FRONT PROPERTY  
LINE (IN FRONT OF STORMWATER BASIN / FOREBAY)

**FEE SCHEDULE**

**Area Variance**

Residential Area: \$250.00 (per relief requested)

Non-Residential Area: \$500.00 (per relief requested)

Residential Signage: \$250.00 (per relief requested)

Non-Residential Signage: \$500.00 (per relief requested)

**Use Variance**

All Use Variances: \$1,000.00

**Zoning Amendment** (Petition Required)

Up to 5 Acres: \$100.00

5 – 25 Acres: \$250.00

25+ Acres: \$500.00

Department Use Only:

JAN 18 2019

FLATS  
BOARD

APPLICATIONS WILL NOT BE ACCEPTED WITHOUT SIGNATURE OF LEGAL OWNER OR OFFICIAL AGENT

Check one:    ✓

- ☐ Owner  
☐ Power of Attorney\*  
☐ Contract to Purchase\*  
☒ Official Agent\*  
☐ Other: \_\_\_\_\_

\*Attach evidence

I hereby certify that the above information and accompanying documents are truthful and accurate to the best of my knowledge and acknowledge that the processing of this application may require additional fees and expenses, at my expense, for preparation of necessary environmental, engineering and planning studies.

  
Legal Owner/Official Agent

01/18/19  
Date

\_\_\_\_\_  
Legal Owner/Official Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant (If Different)

\_\_\_\_\_  
Date

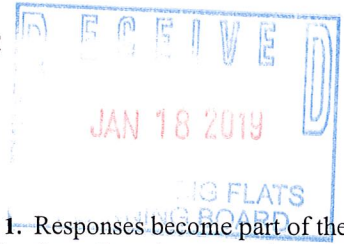
**Department Use (only)**

**Public Hearing:** ☐ Yes    **Date Advertised:** \_\_\_\_\_    **Date Conducted:** \_\_\_\_\_



# 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.

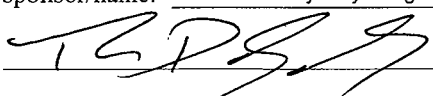
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Ferrario Fisherville Road Master Plan - Revised Plan			
Project Location (describe, and attach a location map): Thirteen (13) properties on the north-east end of Fisherville Road (Rt 64C), Town of Big Flats, Chemung County			
Brief Description of Proposed Action:  Phased development of 12.575 acres for permitted commercial uses. Phase 1 to consist of a ~19,200 SF auto sales facility with associated display areas, customer parking, connections to municipal utilities (Town water, County sanitary sewer), and stormwater management facilities. Additional phases to be permitted commercial uses based on Town's Zoning District. Project site to connect to Fisherville Road (County Route 64C), with visibility from east-bound lane of I-86.  Proposed action revised subdivision plat and area variance (requesting relief for the setback of a vehicle display area from a road right-of-way, for a small (two-vehicle) Feature Display Area along the front of the property (along Fisherville Road).  Project will include a subdivision, combining the existing lots, and creating two parcels individual properties. The existing Tax ID's are: 58.03-1-13.2, 58.03-1-14.1, 58.03-1-14.2, 58.03-1-15, 58.03-1-16, 58.03-1-17, 58.03-1-18, 58.03-1-19, 58.03-1-20, 58.03-1-21, 58.03-1-22.1, 58.03-1-22.2, 58.03-1-2			
Name of Applicant or Sponsor:  Ferrario Realty NY, Inc.		Telephone:  E-Mail:	
Address:  2472 Corning Road			
City/PO: Elmira		State: New York	Zip Code: 14903
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 <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town PB Subdivision Approval, Town ZBA Area Variance Approval (no additional approvals required for this scope)			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 12.5 acres b. Total acreage to be physically disturbed? _____ ~5 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 12.5 acres			YES <input type="checkbox"/>
4. Check all land uses that occur on, are adjoining or near the proposed action: 5. <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			

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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 services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" 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 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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	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? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input type="checkbox"/>	<input checked="" 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:	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:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Thomas Dobrydney - Fagan Engineers &amp; Land Surveyors, PC</u> Date: <u>01/18/19</u>		
Signature: <u></u> Title: <u>Planner for Applicant</u>		



January 27, 2019

Town of Big Flats Planning Board  
Attn: Brenda Belmonte  
476 Maple Street  
Big Flats, NY 14814

## **Subdivision & Variance Review**

Re: Ferrario Fisherville Road Master Plan  
Fisherville Road  
Tax ID: 58.03-1-13.2, 14.1, 14.2, 15, 16, 17, 18, 19, 20, 21, 22.1, 22.2 and 23

Revised Application Materials Received – January 18, 2019  
Planning Board Meeting – February 5, 2019

## **Project Description**

The applicant has previously submitted a Subdivision, Site Plan and Zoning Variance application to construct a new 21,000 square foot automobile dealership and associated parking and utilities. The Zoning Board of Appeals at their May 22, 2018 meeting granted variances from Section 17.36.190 (B)(4) and Section 17.48.010 (K)(2) to allow display vehicles to be located approximately 3.4 feet from the Interstate 86 Right-of-Way. The Planning Board completed SEQR at the July 3, 2018 meeting and Final Subdivision Approval at the August 7, 2018 meeting.

The project is within the Business Regional (BR) Zone. Vehicle sales and lease are a permitted use under Site Plan approval and upon grant of a special permit by the Town Board in the Business Regional Zone. The Town Board has previously issued the Special Permit.

The previously approved Subdivision Plat has expired as the applicant did not record the plat at the County within the required timeframe. As a result, the applicant is submitting a new Subdivision Application. The applicant has also made some changes to the overall Site Plan for Phase I. The overall development has been reduced with some minor design modifications to the marking and building layout. The applicant is proposing a vehicle display area for two vehicles along Fisherville Road and approximately 5' from the right-of-way. As a result, the application has submitted an area variance application from Sections 17.36.190 (B)(4) and Section 17.48.010 (K)(2).

The applicant has submitted the following revised application materials

- Subdivision Application
- Variance Application
- Area Variance Narrative
- Existing Condition Plan, Site Plan, and Subdivision Plan prepared by Fagan Engineers, last revised 1/18/19
- SEQR Short Form



### **Subdivision Review & Comments**

A draft subdivision plat has been provided to consolidate all of the individual lots and divide into two proposed lots. Parcel A is proposed to be 5.15 Acres and will be for the Phase 1 Development and Parcel B will be 7.36 acres and will be for the Future Phase 2 Development. An access and utility easement are denoted for the shared driveway and utilities associated with Parcels A and B.

**Note: The Final Subdivision plat shall be signed and sealed by a licensed Professional Surveyor in the State of New York.**

#### **16.04.020 General Requirements**

The Planning Board shall be guided in its consideration of an application for the subdivision of land by the following general requirements:

- A. The physical characteristics of the land to be subdivided shall be such that it can be used for building purposes without the danger to health and safety, property, or peril from fire, flood or other menace.

**Comment:** There will be no danger to the health and safety, property, or peril from fire, flood or other menace as the result of this subdivision.

- B. Proper provisions shall be made for drainage, water supply, sewage, utilities and other needed improvements.

**Comment:** All utilities improvements, drainage and other improvements shall be addressed as part of the site plan application review.

- C. All parcel developments shall meet town, county, state and federal health requirements.

**Comment:** The proposed subdivision does not appear to be in violation of any local, state or federal requirements.

- D. Natural and historic features shall be preserved. Insofar as possible, all existing features of the landscape such as large trees, rock outcrops, unusual glacial formations, water and flood courses, historic sites and other such irreplaceable assets shall be preserved.

**Comment:** The project is located is not located in an archeological sensitive area as defined on the Long EAF Form.

- E. Final plats shall conform to the town comprehensive plan and the zoning law.

**Comment:** The proposed subdivision is consistent with the town comprehensive plan and zoning law.

- F. Roads, drives and driveways shall be of such width, grade and location as to accommodate the prospective traffic, account for topographic relief and to facilitate fire protection access.

**Comment:** All proposed improvements are being addressed as part of the site plan application review.

- G. Road shall be constructed in accordance with the town highway specifications.





**Comment:** Not applicable. No roads are proposed.

- H. Public parks or playground of suitable location, size and character for recreational purposes shall be shown on the final plat in proper cases when required by the planning board.

**Comment:** Not applicable.

- I. In general, lot lines shall be laid out so not to cross municipal boundary lines.

**Comment:** Not applicable. Lot lines are all within the Town of Big Flats.

- J. Whenever road to access a subdivision is proposed to be from the land in another municipality, the planning board shall request assurance from the official having jurisdiction over the roads in the other municipality that the proposed road access is adequate. The applicant for a subdivision with access from another municipality shall provide documentation from the other municipality that the design of the proposed road is adequate and acceptable to the other municipality. The planning board may disapprove such subdivision if access is not determined to be adequate in the other municipality.

**Comment:** Not applicant, no roads are proposed.

- K. For a resubdivision, the same procedure shall apply as for a subdivision. If the proposed resubdivision consists solely of the simple alteration of lot lines with no major changes in lot sizes, access, proposed roads, sewage disposal systems and/or public facilities, then normal subdivision procedures may be waived at the discretion of the planning board.

**Comment:** Not applicable.

- L. Where the strict enforcement of this chapter would result in practical difficulty, unnecessary hardship, conflict with other requirements due to topography or other conditions affecting the land being subdivided and such subdivision is deemed to be of greater benefit or importance, the planning board may vary the application of the requirements specified in this chapter in harmony with this chapter's general purpose and intent. The planning board in any plat approval by resolution stating the planning board's reasons for granting such a waiver.

**Comment:** Not applicable.

- M. Notwithstanding any provisions of NYS Town Law and this chapter to the contrary, where a plat contains one or more lots that do not comply with the BFZL regulations, and application may be made to the zoning board of appeals for an area variance without the necessity of a decision or determination made by the code enforcement officer. Such application to the zoning board of appeals shall be made in accordance with the rules of the zoning board of appeals and in accordance with the zoning law.

**Comment:** Not applicable. The proposed subdivision and lots comply with the Big Flats Zoning regulations.



### **Summary of Variance Requested**

The applicant has submitted an application requesting variances from the following sections:

1. Section 17.36.190 (B)(4) – No vehicles offered for rent or sale shall be placed, stored, or parked within 15 feet of a road right-of-way.
2. Section 17.48.010 (K)(2) – Within the BR District, vehicle and equipment for display or for sale shall not be parked or stored within 25 feet of a road right-of-way.

The applicant is proposed a feature vehicle display area for 2 vehicles along Fisherville Road. The display areas are proposed to be offset 5 feet from the Right-of-Way.

### **Area Variance Criteria & Comments**

Per Section 17.60.120 (B), in making a determination for an area variance, the Zoning Board of Appeals shall take into consideration the benefit to the applicant, if the area variance is granted, as weighed against the detriment to the health, safety, and general welfare of the neighborhood or community by such a grant. In making such determination, the Board shall consider the following:

1. Whether an undesirable change will be produced in the character of the neighborhood or community or a detriment to nearby properties will be created by granting of the area variances.

**Comment:** The character of the neighborhood is commercial. The display area will be located adjacent to Fisherville Road which is not a highly travelled road. It is not anticipated that the character of the neighborhood or nearby properties will be impacted by granting of the variance.

2. Whether the benefit is sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than area variance.

**Comment:** The applicant could locate the display area sufficient distance from the road right of way to avoid the need for one or both variances.

3. Whether the requested area variance is substantial.

**Comment:** It is our opinion that the area variance being requested is not substantial.

4. Whether the proposed area variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

**Comment:** The granting of this variance will not have an adverse effect or impact on the physical or environmental conditions of the neighborhood since the display area will be part of the overall redevelopment of this site.

5. Whether an alleged difficulty of compliance with this title was self-created, which is relevant to the decision, but shall not necessarily preclude the granting of the area variance.

**Comment:** The difficulty of complying with the location of the display vehicles is self-created.



**Site Plan Review & Comments**

The applicant has not obtained Final Site Plan approval. The applicant will need to update the Site Plan drawings to reflect the current layout and submit for review and approval. The following comments remain from our previous review and need to be addressed prior to Final Site Plan Approval.

1. Section 17.36.240 (E)(4) states that under no circumstances shall the light level at any lot line exceed 0.2-foot-candle, measure at ground level. The lighting plan provided with the applicant indicates that there will be foot-candle levels exceeding 0.2 along the display area along the I-86 property line. Lighting levels in this area range for 0.2 to 8.0 foot-candles. The applicant has indicated that the lighting plan is being revised to be brought into compliance with this section of the ordinance.
2. This project will disturb over 1 acre, will require an NOI for coverage under the SPDES program, and will require the preparation of the SWPPP. The Chemung County Stormwater Coalition will be required to review and approve the SWPPP. The applicant has indicated that a full SWPPP has been developed and has been submitted to the Chemung County Stormwater Coalition for review.
3. Runoff from the northern portion of the site appears to be directed into the building. Two catch basins are proposed that are only about 3 inches below the proposed finished floor elevation. The slope in this area is about 5% and will be almost entirely paved area. There appear to be two bay style doors along this side of the building. Runoff entering into the building may be a concern at this location. The applicant has acknowledged this comment and is considering options to minimize runoff impacts at this location.
4. The County DPW shall review and approve the stormwater design as it relates to the driveways along Fisherville Road.
5. It appears there are breaks in the curb in the customer parking area in front of the dealership in which there are catch basins located. However, the site plan does not indicate any breaks in the island. The applicant has indicated that this area is not a curbed island but a gravel/stone area to allow for the collection of stormwater runoff from the south side of the building. The site plan and landscaping plan give the impression that this area is grass. This should be updated on the plans. In addition, if the pipe in this area is proposed to be perforated, this shall be reflected on the Utility Plan.
6. The site is located within the Aquifer Protection Area and the design shall be compliant with Section 17.24.020.
7. The width of the striped islands shall be denoted on the plans to confirm compliance with Section 17.48.010 (O)(2).
8. The applicant has provided a landscape plan but it appears to be the same plan as the master plan. The applicant has indicated smaller landscaped areas throughout Phase 1 but has not denoted these on the landscape plan. In addition, any plantings for the stormwater basins shall be included and denoted on the landscape plan. There is large red lettering with the word "display" showing up across the plan. This is recommended to be removed.
9. The plans shall be revised to show a depressed curb or similar structure to allow for access to the display area along Interstate 86.



10. A snow storage/removal area shall be noted on the plans per Section 17.48.010(O)(9). The applicant has indicated that it is called out on the landscape plan but it does not appear to be shown on the print that our office received. This area should be reflected on the site plan as well.
11. A demolition plan has been provided but it is the same plan as the existing conditions plan and does not show existing features that will be removed as part of this project.
12. The applicant has indicated a monument sign to be located along the entrance on Fisherville Road. The sign is proposed to have a maximum sign area of 50 square feet and a max height of 12 feet. However, the monument sign is denoted to be located within the road right of way and this is not permitted.
13. The applicant has indicated that the sign package is currently being developed and a sign application will be submitted in the future as a separate application.
14. The applicant will need review and approval from the Town of Big Flats Water Department and Chemung County Sewer for the proposed water and sewer services.
15. The building elevations provided indicate a total building height of 28 feet; however, the table on Sheet C5 shows the proposed building height at 25 feet. This shall be updated.

#### **State Environmental Quality Review**

The Planning Board previously completed SEQR for this project. The proposed changes will reduce the impacts associated with this development. As a result, we do not see anything as part of this application that would warrant SEQR to be revisited.

#### **County Review:**

The site plan and zoning application must be referred to the Chemung County Planning Board for a review of potential intermunicipal impacts because the site meets at least one of the criteria for referral found in the General Municipal Law (GML) of New York State.

#### **Recommendation**

The following actions need to be completed by the Planning Board:

1. Recommendation to the Zoning Board on the proposed variances:

The applicant has submitted an application for two area variance as noted above. We recommend the Planning Board issue a positive recommendation for the requested variances to the Zoning Board.

2. Refer application to the Chemung County Planning Board:

The subdivision and variance application must be referred to the Chemung County Planning Board for a review of potential intermunicipal impacts because the site meets at least one of the criteria for referral found in the General Municipal Law (GML) of New York State:





### 3. Subdivision Approval

We recommend that the Planning Board deem the preliminary subdivision plan complete. Per Section 16.08.030 (D), the Planning Board shall schedule a public hearing within sixty-two (62) days from the date at which the planning board determines the preliminary plat to be completed in accordance with this section of this chapter. The hearing on a preliminary plat shall be advertised at least five days before its scheduled date in a newspaper of general circulation in the town.

We recommend that the Planning Board schedule the public hearing to be held at the March 5, 2019 Planning Board meeting. Within sixty-two (62) days after the public hearing on the preliminary plat, the Planning Board shall act upon it. After receiving approval with or without modifications, or approval of a preliminary plat from the planning board, the applicant may prepare the final plat and submit ten (10) copies to the Code Enforcement Officer for Planning Board approval of the final plat. **A licensed land surveyor in the State of New York shall certify the final plat.**

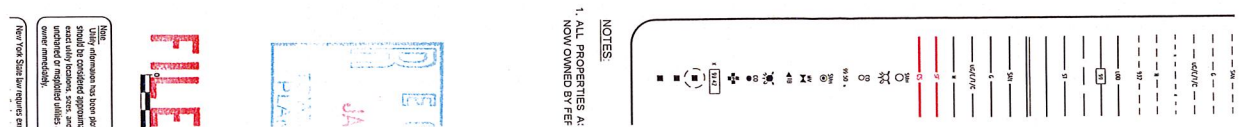
If you have any questions regarding this review letter, please contact me by phone at (607) 333-3120 or via email at [rswitala@bergmannpc.com](mailto:rswitala@bergmannpc.com).

Best Regards,

BERGMANN ASSOCIATES

Robert Switala, PE, CPESC, CPSWQ  
Principal







INTERSTATE 86

ROUTE 64

789 Parc Holdings, LLC  
5803-1-23

PARCELA  
23440.70 SF  
5.15 ACRES  
(PHASE 1)

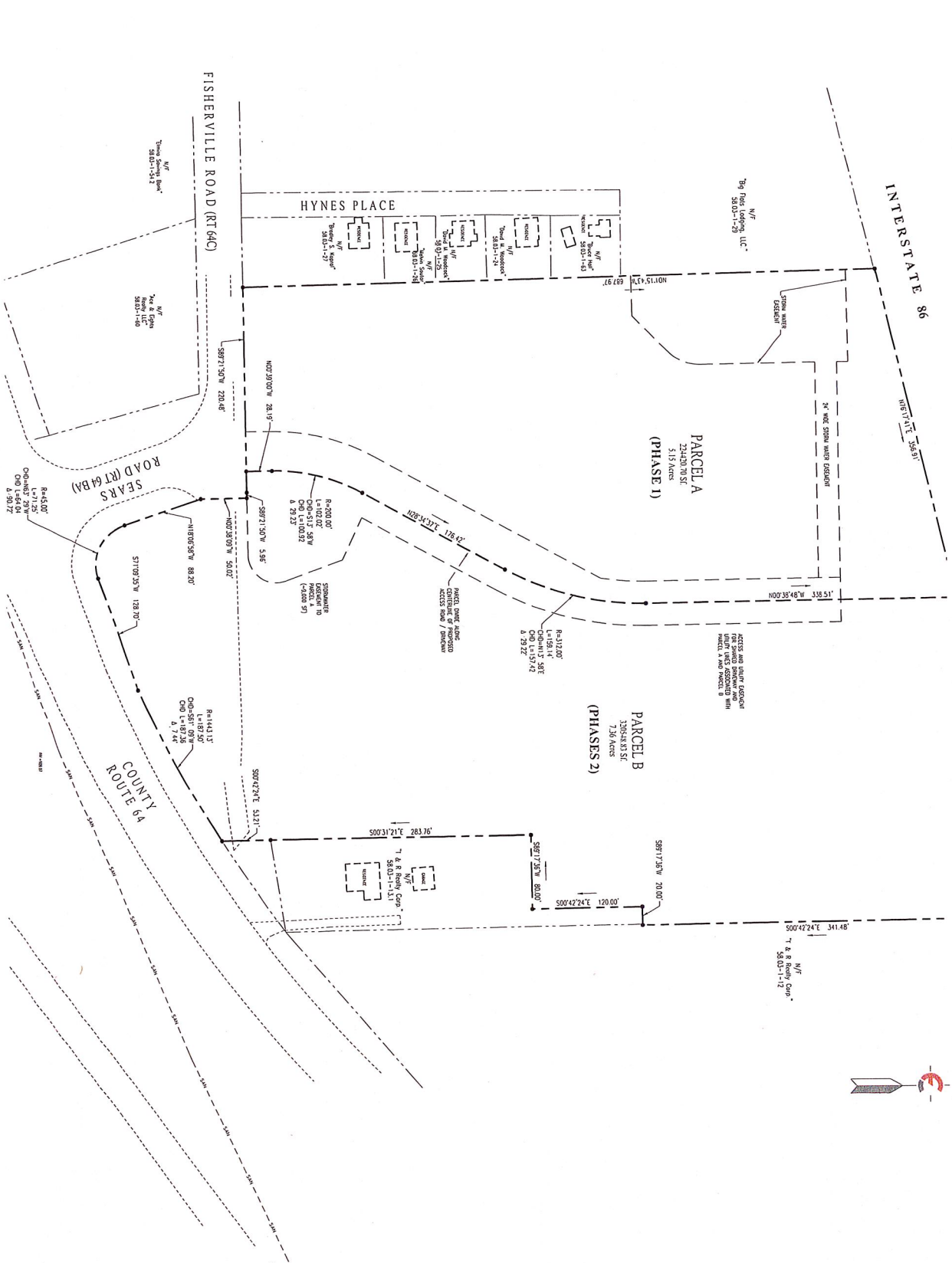
PARCEL B  
32058.81 SF  
7.36 ACRES  
(PHASES 2)

HYNES PLACE

FISHERVILLE ROAD (RT 64C)

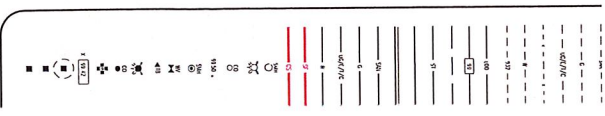
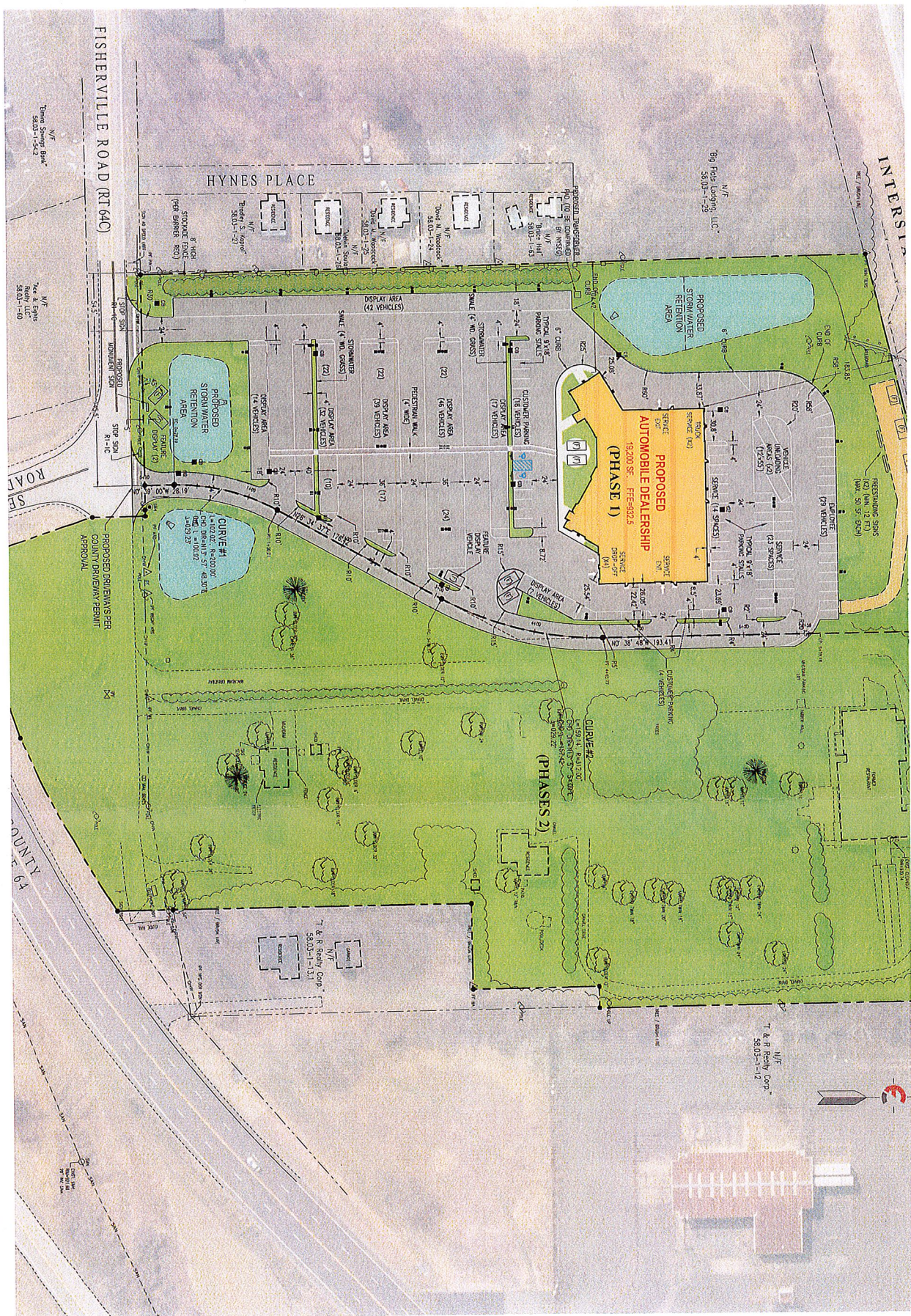
SEARS ROAD (RT 64 BA)

COUNTY ROUTE 64



Notes:  
1. All dimensions are in feet and inches.  
2. All bearings are in degrees, minutes and seconds.  
3. All distances are in feet and inches.  
4. All areas are in acres.  
5. All volumes are in cubic feet.  
6. All weights are in pounds.  
7. All temperatures are in degrees Fahrenheit.  
8. All pressures are in pounds per square inch.  
9. All speeds are in miles per hour.  
10. All times are in hours, minutes and seconds.





ZONING	
RESUB	
TAX MAP	
SR	5
SR	5
SR	5
SR	3
SR	58

PARCEL S1

MIN. LOT WIDTH

BUILDING SETBACK

PARKING SPACE

MAX. LOT COVER

MAX. BLDG. HEIGHT

DEVOTED TO

RENTAL

SRIDE Y

BUILDING: 14.2

DEVELOPER: DPT. OF

SERVICE STORAGE

34.3 (62.5) FATH - 116

TOTAL: 58.8

Notes: Utility information has been provided for informational purposes only. The information is not intended to be used for any other purpose. The information is not intended to be used for any other purpose. The information is not intended to be used for any other purpose.

NOT FOR SALE OR RENTAL





## 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](http://www.chemungcountyny.gov)  
[planning@co.chemung.ny.us](mailto: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 Big Flats

Referring Official: Tom Whispel Title: Code Enforcement

Address: 476 Maple Street

Phone Number: 562-8443 E-mail: twhispel@bigflatsny.gov

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

Petitioner(s): Dandy Mini Mart/Hunt Phone: 570-637-3266

Petitioner's Mailing Address: 6221 mile lane Rd E-mail: \_\_\_\_\_  
Saupe, PA

Location of Property: 1065 County Rte 64

Tax Map Parcel Number(s): 58.03-1-5; 58.03-1-4

Current Zoning District: BR

#### 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):

see 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): County Rte 64

☐ (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		2/5/19 - 4/2/19
City Council		

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

**"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 Big Flats**  
Department of Planning

476 Maple Street  
Big Flats, NY 14814  
T: 607-562-8443  
<http://www.bigflatsny.gov>



## Site Plan Application

This application form is required as part of any request to process a planning action involving the review of a proposed Site Plan. In addition, the Town of Big Flats Municipal Code requires specific material to be submitted with this form. A copy of the applicable sections of the code are available upon request. It is the applicants responsibility to ensure that application package are complete and accurate.

**NOTE: AN INCOMPLETE APPLICATION CANNOT BE SCHEDULED FOR REVIEW**

**Preliminary Acceptance Date:** \_\_\_\_\_  
**Final Approval Date:** \_\_\_\_\_ **Conditions** ☐ Yes ☐ No

**Name of Proposed Development:** \_\_\_\_\_

**Applicant:**

**Name** Dandy Mini Marts, Inc  
**Address** 6221 Mile Lane Road  
Sayre, PA 18840  
**Telephone** 570-888-4344

**Plans Prepared by:**

**Name** HUNT-EAS, Christopher L. Wood  
**Address** 100 HUNT Center  
Horseheads, NY 14845  
**Telephone** 570-637-3266

Department Use Only:

JAN 18 2019

TOWN OF BIG FLATS  
PLANNING BOARD

**Owner (If Different):**

**Name** \_\_\_\_\_  
**Address** \_\_\_\_\_  
**Telephone** \_\_\_\_\_

**Actions Requested**

- ☒ Site Plan Review
- ☐ Site Plan Amendment
- ☒ Area/Use Variance Requested (Additional Fees Apply)
- ☐ Special Use/RLO Permit Required (Additional Fees Apply)

**Ownership Intentions:** ☐ Purchase ☐ Lease ☐ Other: \_\_\_\_\_

**Project Location:**

**Parcel ID:** 58.03-1-5; 58.03-1-4  
**Address:** 1065 County Route 64  
Big Flats, NY 14903

**Other Permits Needed:** ☒ Dept. of Health –Water/Septic

(all may not be applicable)

- ☒ Town of Big Flats DPW- Water
- ☒ Chemung County Sewer District
- ☒ NYSDEC- SPDES
- ☐ NYS/ACOE-Wetlands
- ☐ FAA
- ☐ NYSDOT
- ☒ Chemung County DPW-Driveway
- ☐ Town of Big Flats DPW-Driveway
- ☒ Town of Big Flats Building Permit
- ☐ Other: \_\_\_\_\_

**Current Zoning:** Business Regional (BR)

**Variance(s) Requested:** Signage 17.52

**Proposed Use(s) of Site:** Mini Mart, Fueling Station, Drive Thru, Car Wash

**Anticipated Construction Start Date:** 5/2019

**Anticipated Completion Date:** 6/2020 **Will Construction be Phased:** No

**Current Land Use of Site** (agricultural, commercial, residential, etc.): Commercial (Storage Buildings)

**Character of Surrounding Lands** (agricultural, residential, wetlands, etc.): Commercial & Individual Businesses

Estimated Cost of Proposed Improvement: \$ 2,500,000.00

**Estimated/Projected number of daily customers, employees, residents, etc.:**

Average Daily Customers - 1,500

Employees - 25 (max)

Estimate/Projected Hours of Operation: 5:00 AM - 1:00 AM

**Describe proposed use, including primary and secondary uses; ground floor area; height; and number of stories for each building:**

- for residential buildings include number of dwelling units by size (efficiency, one-bedroom, two-bedroom, three- or more bedrooms) and number of parking spaces to be provided.
- for non-residential buildings, include total floor area and total sales area; number of automobile and truck parking spaces.
- other proposal structures.

(Use separate sheet if needed)

Dandy Mini Marts, Inc is proposing a 7,000 sf gfa convenience mart, with drive thru, fueling stations and car wash. The proposed building will be one story approximately 34'-5" in height. The total sales areas will be approximately 3,500 sf including, dining, walk-in coolers, prep area, and check-out. The fueling station will consist of one 225'x25' gasoline fueling station with 9 dispensers and one 44' x 26' diesel fueling station with 2 dispensers. There will be approximately 30 parking spaces with 2 ADA spaces.

**APPLICATIONS WILL NOT BE ACCEPTED WITHOUT SIGNATURE OF LEGAL OWNER OR OFFICIAL AGENT**

Check one: ☒

- ☐ Owner  
☐ Power of Attorney\*  
☐ Contract to Purchase\*  
☒ Official Agent\*  
☐ Other: \_\_\_\_\_

**FEE SCHEDULE**

**Residential: \$250.00\***

**Non-Residential: \$500.00\*\***

**Concept: \$200.00 (Fee goes toward full review)**

**\*add \$50.00 per 1,000 Sq. Ft. Gross Floor Area**

**\*\*add \$150.00 per 2,500 Sq. Ft. Gross Floor Area**

I hereby certify that the above information and accompanying documents are truthful and accurate to the best of my knowledge and acknowledge that the processing of this application may require additional fees and expenses, at my expense, for preparation of necessary environmental, engineering and planning studies.

  
Legal Owner/Official Agent

1/14/19  
Date

\_\_\_\_\_  
Legal Owner/Official Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant (If Different)

\_\_\_\_\_  
Date

**Department Use (only)**

Lead Agency: \_\_\_\_\_ Environmental Determination: \_\_\_\_\_

☐ Type I ☐ Type II ☐ Unlisted

Final Plans Signed and Filed: \_\_\_\_\_  
Director of Planning Date

Application Closeout Date: \_\_\_\_\_

Public Hearing: ☐ Yes ☐ No Date Advertised: \_\_\_\_\_ Date Conducted: \_\_\_\_\_



January 16, 2019

Town of Big Flats  
Department of Planning  
476 Maple St. PO Box 449  
Big Flats, NY 14814

Attn: Brenda Belmonte, Planning and Zoning Secretary

Re: **Dandy Mini Mart – County Route 64 Store  
Town of Big Flats, Chemung County, New York  
Preliminary Plan Submission**

Dear Mrs. Belmonte:

On behalf of Dandy Mini Mart, Inc., HUNT Engineers, Architects, Land Surveyors & Landscape Architect, DPC (HUNT) is pleased to submit the following information for your review and consideration:

- Three (3) full size copies and ten (10) half size copies of the CR 64 Dandy Mini-Mart site plan drawings titled "Preliminary Site Plan for CR 64 Dandy Mini-Mart," dated March 2018.
- One (1) check for the Preliminary plan review fee in the amount of \$950.00
- Two (2) copies of the Engineering Report, titled "Preliminary Engineering Report for CR 64 Dandy Mini-Mart," dated March 2018.
- Ten (10) Copies of a project summary narrative excerpted from the Engineering Report to provide general information regarding the project and its compliance with Town Requirements.
- Three (3) copies of the report, titled "Stormwater Pollution Prevention Plan for CR 64 Dandy Mini-Mart," dated March 2018.
- Thirteen (13) copies of the Completed SEQR Short Form

If you would like additional information for your review or have any questions, please do not hesitate to contact me at 570-637-3266.

Sincerely,

HUNT ENGINEERS, ARCHITECTS, LAND SURVEYORS, & LANDSCAPE ARCHITECT, DPC



Christopher L. Wood  
Project Manager

cc: File  
Duane Phillips, Jr., Dandy Mini Mart, Inc

**Preliminary Plan Project Narrative  
for  
CR 64 DANDY MINI-MART**

**Excerpted from the Preliminary Engineering Report  
Dated: January 2019**

Dandy Mini Mart, Inc. is proposing to construct an approximately 7,300 square foot Dandy Mini Mart with fueling stations and carwash located at 1065 County Route 64, Town of Big Flats, Chemung County, New York, herein referred to as the Project Site. The Project Site consists of two (2) parcels. It should be noted that an additional 0.21-acre parcel listed under Tax Map #58.03-1-5, located south of County Route 64, will not be developed as part of the aforementioned Dandy Mini-Mart.

The Project Site is currently occupied by four (4) commercial storage unit buildings with gravel access drive, one (1) residential building that serves as a real estate office and one (1) residential parking garage. The existing uses surrounding the Project Site are mostly commercial and light industrial businesses with some unused lots.

The development of the Project Site will include the construction of the proposed a single story convenient mart, one (1) gasoline fueling island with nine (9) dispensers, one (1) diesel fueling island with two (2) dispensers, a double bay carwash, parking, sidewalks, site lighting, site signage, and utility service connections. The proposed convenient mart will operate between the hours of 5AM-1AM daily, with reduced hours during holidays.

#### **SITE LAYOUT AND ZONING**

The project site is located within the Town of Big Flats and conforms to the Town of Big Flats Zoning Code. The project site is within the Business Regional (BR) district, which allows for business uses such as a *convenient mart* and *vehicle filling station* with site plan approval from the Town of Big Flats Planning Board. The BR zoning limits the impervious coverage to a maximum of seventy percent (70%), however the proposed development requires only fifty-five percent (55%) coverage. Front and rear setbacks along County Route 64 and New York State Route 17 are twenty-five (25) feet, and the side setbacks along the adjacent properties are fifteen (15) feet.

As part of the proposed project, Dandy Mini-Mart is seeking to construct several identification, facade, and direction signs within the Project Site. The proposed signs, their location within the project site, and sign dimensions can be found in the proposed site plan drawings.

Based on signage requirements set forth by the "Zoning Law of the town of Big Flats, NY" there are several non-conformities within the proposed Dandy Mini-Mart signage scheme. The Zoning Board issued a sign variance to allow up to 970.4 sf of signage on the property. This variance was previously approved.

## **SITE ACCESS AND PARKING**

Site access will be provided from County Route 64, a Chemung County regulated road. There are currently two entrance/exits points located approximately 450 feet apart that will serve as the project site access points. The north easterly access drive is forty-five (45) foot wide with a fifteen (15) foot entrance lane, a fifteen (15) foot "turn right only" exit lane, and a fifteen (15) foot "turn left only" exit lane. The south westerly access drive is thirty (30) feet wide with a fifteen (15) foot entrance lane, and a fifteen (15) foot exit lane.

The proposed Dandy Mini-Mart building is to be approximately 7,300 ft<sup>2</sup> GFA, this equates to a total of twenty-two (22) required parking spaces. The proposed development will provide thirty-four (34) parking spaces, plus two (2) handicap spaces. The minimum required parking space dimensions set forth by the zoning law are nine (9) feet by eighteen (18) feet, the proposed development will provided ten (10) feet by twenty (20) feet parking spaces.

A truck turning analysis is included in the Engineering Report to demonstrate proper circulation throughout the project.

## **FUELING STATIONS**

Two types of fueling are proposed at the project site:

1. Gasoline - Nine (9) gasoline dispensing units are proposed below a single canopy in front of the proposed convenience store. Each dispensing unit will allow gasoline to be pumped on either side of the unit, allowing for the fueling of up to eighteen (18) vehicles at once. The proposed gas canopy will be design to include a fire suppression system in accordance with State requirements; the suppression system is not a water-based system and will not be connected to the public water supply. The dispensing units will be connected underground to double-wall underground fuel storage tanks that will be designed and permitted in accordance with NYSDEC requirements.
2. Diesel - Two (2) diesel dispensing units are proposed below a single canopy to the side of the proposed convenience store. The diesel configuration will allow for the fueling of up to three (3) vehicles and trucks at once. The proposed canopy will be design to include a fire suppression system in accordance with State requirements; the suppression system is not a water-based system and will not be connected to the public water supply. The dispensing units will be connected underground to double-wall underground fuel storage tanks that will be designed and permitted in accordance with NYSDEC requirements.

In order to protect the environmental from potential contamination by oils, gasoline, or other contaminants, the site grading and stormwater management has been design to direct stormwater from the fueling areas to a high-quality stormwater quality treatment unit. This unit is the same as was recently approved at the proposed Williams Honda and will provide elevated levels of oil protection through the inclusion of X-Tex Oil Filtration Fabric. More details regarding these units can be found in the Stormwater Pollution Prevention Plan.

## **I. UTILITIES**

### **A. Water**

Located within County Route 64 is a twelve (12) inch diameter watermain that supplies water to the area along County Route 64. Approximately twenty (20) feet from the southwest corner of the project, is an eight (8) inch diameter pipe stub and gate valve that connect to the watermain, this will serve as a point of connection for the Dandy Mini-Mart and the existing Realty Office water service laterals. The proposed laterals will be two (2) inch DIP service lines. The location, configuration, and size of this connection are being designed in coordination with the Town of Big Flats Water Department.

The project site is currently located outside of the Town of Big Flats Water District. A Map, Plan, and Report will be submitted in order to request a water district expansion to include the project site.

### **B. Sanitary Sewer**

The project site is currently located outside of the Chemung County Sewer District. The closest point of connection is a manhole located approximately 600 feet northeast from the proposed building pad location.

### **C. Storm Sewer**

The Storm Sewer has been designed to provide sufficient open channel flow capacity to convey the 10-year storm event to the stormwater management basins. A Hydraulic Grade Line analysis for the 100-year storm event will be performed in preparation of the Final Site Plan documents to confirm that all storm events will be ultimately conveyed to the proper locations.

### **D. Electric**

Electric service will be provided from NYSEG. There is currently an electrical pole within the project site that provides service from NYSEG transmission lines along County Route 64. This electrical pole will be relocated and underground service connections will be coordinated with electric company personnel to ensure the needs of the facility are met.

### **E. Gas**

Gas service will be provided from NYSEG which has an existing gas main running along County Route 64

### **F. Stormwater Pollution Prevention Plan (SWPPP)**

The SWPPP has been designed to provide runoff reduction, water quality, and flood controls as required by the NYSDEC and Town of Big Flats. An infiltration basin is proposed to significantly promote the reduction of water quality volume discharging from the site, and a stormwater treatment unit has been provided to provide elevated levels of pre-treatment prior to runoff entering the basin. Hot-Spot stormwater from around the fueling areas is being diverted away from the infiltration basin in accordance with Town Aquifer Protection Requirements and an additional stormwater treatment unit is proposed to provide quality treatment for these areas. Finally a detention basin has been proposed in order to meet the flood control requirements for the 10 year and 100 year storm events.



## **II. LIGHTING ANALYSIS**

A site lighting design and analysis has been prepared by Red Leonard Associates in accordance with the Town requirements. LED lighting is proposed for the project as it provides higher energy efficiency and better controls of the lighting levels.

## **III. ENVIRONMENTAL IMPACT**

### **A. Flooding**

The site is not within a FEMA flood plain or other special hazard area.

### **B. Wetlands**

No wetlands are within the vicinity of the project site.

### **C. Archeological**

The site is not within an archeological sensitive area.

### **D. Endangered Species**

No endangered or rare species exist at the project site.

### **E. Aquifer Protection Overlay District**

The project is within the Aquifer Protection Overlay District and has been designed to conform with the requirements of the district.

## Appendix C

## State Environmental Quality Review

**SHORT ENVIRONMENTAL ASSESSMENT FORM**

For UNLISTED ACTIONS Only

**PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)**

1. APPLICANT/SPONSOR Dandy Mini-Marts, Inc.	2. PROJECT NAME CR 64 Dandy Mini-Mart with Fueling Station & Carwash
3. PROJECT LOCATION: Municipality <u>Town of Big Flats</u> County <u>Chemung</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 1065 County Route 64, Big Flats, NY 14903	
5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Demolition of existing self-storage facility and office and construction of a 7,300 SF convenience store with fueling station and carwash. The fueling station will consist of 2 diesel dispensers, 9 gasoline dispensers, and a double bay car wash. Site Improvements will include all necessary utilities, asphalt pavement, signage, and lighting.	
7. AMOUNT OF LAND AFFECTED: Initially <u>4.59</u> acres      Ultimately <u>4.59</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No      If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: The land use adjacent to and in the vicinity of the project are primarily retail and light industrial/warehouse facilities. To the rear of the property (north) is NYS DOT I-86.	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No      If Yes, list agency(s) name and permit/approvals: <div style="text-align: center;">             Site Plan, Sign Var., Water District Exp. (Town &amp; DOH), Out of District Sewer (CCSD),              SWPPP (DEC/Town), Bulk Fuel Storage (DEC), Entrance (Chemung County), NYSDOT           </div>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No      If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Christopher L. Wood HUNT-EAS, on behalf of Dandy Mini-Mart</u> Date: <u>3/16/18</u> Signature: <u>Christopher L. Wood</u>	

**If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment**

**PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)**

<b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, coordinate the review process and use the FULL EAF.
<b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?</b> If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>C. COULD ACTION RESULT IN <b>ANY</b> ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING:</b> (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:  C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:  C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:  C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:  C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:  C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:  C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:  	
<b>D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No    If Yes, explain briefly:	
<b>E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No    If Yes, explain briefly:	

**PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

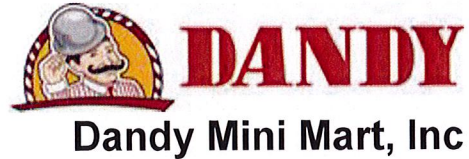
- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination.

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)

A rectangular button with a textured, grey background and the word "Reset" in a bold, black, sans-serif font.

# ***Preliminary Engineering Report***

*for*



**County Route 64  
Mini Mart with Fueling Station & Carwash  
Town of Big Flats, Chemung County, New York**

*March 2018*

*HUNT 2885.003*

**HUNT** ENGINEERS | ARCHITECTS | SURVEYORS

Prepared by:  
Hunt Engineers, Architects, Land Surveyors & Landscape Architect, DPC  
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Towanda, Pennsylvania 18848  
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**ENGINEERING REPORT**  
**FOR**  
**DANDY MINI-MART, INC.**  
**TOWN OF BIG FLATS, CHEMUNG COUNTY, NEW YORK**  
**MARCH 2018**  
**HUNT 2885.003**

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- A. PROJECT SITE MAPPING**
- B. TRUCK TURNING DIAGRAMS**

## I. PURPOSE

The purpose of this report is to present information and background data regarding the design of the site layout, site access, storm water management, utility services, site lighting layout, fueling station layout, car wash, and environmental impacts for the proposed CR64 Dandy Mini Mart located in the Town of Big Flats, Chemung County, New York.

## II. PROJECT BACKGROUND

Dandy Mini Mart, Inc. is proposing to construct an approximately 7,300 square foot Dandy Mini Mart with fueling stations and carwash located at 1065 County Route 64, Town of Big Flats, Chemung County, New York, herein referred to as the Project Site. The Project Site consists of two (2) parcels;

- 4.14-acre parcel (Tax Map #58.03-1-5)
- 0.45-acre parcel (Tax Map #58.03-1-4)

It should be noted that an additional 0.21-acre parcel listed under Tax Map #58.03-1-5, located south of County Route 64, will not be developed as part of the aforementioned Dandy Mini-Mart.

The Project Site is currently occupied by four (4) commercial storage unit buildings with gravel access drive, one (1) residential building that serves as a real estate office and one (1) residential parking garage. The existing uses surrounding the Project Site are mostly commercial and light industrial businesses with some unused lots.

The development of the Project Site will include the construction of the proposed single story convenient mart, one (1) gasoline fueling island with nine (9) dispensers, one (1) diesel fueling island with two (2) dispensers, a double bay carwash, parking, sidewalks, site lighting, site signage, and utility service connections. The proposed convenient mart will operate between the hours of 5AM-1AM daily, with reduced hours during holidays.

## III. SITE LAYOUT AND ZONING

The project site is located within the Town of Big Flats and conforms to the Town of Big Flats Zoning Code. The project site is within the Business Regional (BR) district, which allows for business uses such as a *convenient mart* and *vehicle filling station* with site plan approval from the Town of Big Flats Planning Board. The BR zoning limits the impervious coverage to a maximum of seventy percent (70%), however the proposed development requires only fifty-five percent (55%) coverage. Front and rear setbacks along County Route 64 and New York State Route 17 are twenty-five (25) feet, and the side setbacks along the adjacent properties are fifteen (15) feet.

As part of the proposed project, Dandy Mini-Mart is seeking to construct several identification, facade, and direction signs within the Project Site. The proposed signs, their location within the project site, and sign dimensions can be found in the proposed site plan drawings.

Based on signage requirements set forth by the "Zoning Law of the town of Big Flats, NY" there are several non-conformities within the proposed Dandy Mini-Mart signage scheme. A

zoning variance request has been submitted and the proposed signage layout was presented to the Town of Big Flats Zoning Board. The zoning variance was previously approved by the Zoning Board for 970.4 sf of signage. An updated signage plan will be provided prior to construction.

#### **IV. SITE ACCESS AND PARKING**

Site access will be provided from County Route 64, a Chemung County regulated road. There are currently two entrance/exits points located approximately 450 feet apart that will serve as the project site access points. The north easterly access drive is forty-five (45) foot wide with a fifteen (15) foot entrance lane, a fifteen (15) foot "turn right only" exit lane, and a fifteen (15) foot "turn left only" exit lane. The south westerly access drive is thirty (30) feet wide with a fifteen (15) foot entrance lane, and a fifteen (15) foot exit lane.

The proposed Dandy Mini-Mart building is to be approximately 7,300 ft<sup>2</sup> GFA, this equates to a total of twenty-two (22) required parking spaces. The proposed development will provide thirty-four (34) parking spaces, plus two (2) handicap spaces. The minimum required parking space dimensions set forth by the zoning law are nine (9) feet by eighteen (18) feet, the proposed development will provided ten (10) feet by twenty (20) feet parking spaces.

A truck turning analysis is included in the appendices to demonstrate proper circulation throughout the project.

#### **V. FUELING STATIONS**

Three types of fueling are proposed at the project site:

1. Gasoline - Nine (9) gasoline dispensing units are proposed below a single canopy in front of the proposed convenience store. Each dispensing unit will allow gasoline to be pumped on either side of the unit, allowing for the fueling of up to eighteen (18) vehicles at once. The proposed gas canopy will be design to include a fire suppression system in accordance with State requirements; the suppression system is not a water-based system and will not be connected to the public water supply. The dispensing units will be connected underground to double-wall underground fuel storage tanks that will be designed and permitted in accordance with NYSDEC requirements.
2. Diesel - Two (2) diesel dispensing units are proposed below a single canopy to the side of the proposed convenience store. The diesel configuration will allow for the fueling of up to three (3) vehicles and trucks at once. The proposed canopy will be design to include a fire suppression system in accordance with State requirements; the suppression system is not a water-based system and will not be connected to the public water supply. The dispensing units will be connected underground to double-wall underground fuel storage tanks that will be designed and permitted in accordance with NYSDEC requirements.

In order to protect the environmental from potential contamination by oils, gasoline, or other contaminants, the site grading and stormwater management has been design to direct stormwater from the fueling areas to a high-quality stormwater quality treatment unit. This unit is the same as was recently approved at the proposed Williams Honda and will provide

elevated levels of oil protection through the inclusion of X-Tex Oil Filtration Fabric. More details regarding these units can be found in the Stormwater Pollution Prevention Plan.

## VI. UTILITIES

### A. Water

Located within County Route 64 is a twelve (12) inch diameter watermain that supplies water to the area along County Route 64. Approximately twenty (20) feet from the southwest corner of the project, is an eight (8) inch diameter pipe stub and gate valve that connect to the watermain, this will serve as a point of connection for the Dandy Mini-Mart and the existing Realty Office water service laterals. The proposed laterals will be two (2) inch DIP service lines. The location, configuration, and size of this connection are being designed in coordination with the Town of Big Flats Water Department.

The project site is currently located outside of the Town of Big Flats Water District. A Map, Plan, and Report has been submitted to the Town of Big Flats Water District to request a water district expansion to include the project site.

#### Calculated Water and Sewer Demand

According to the Design Standards for Wastewater Treatment Works, DEC Publication 1988 for Intermediate Sized Sewerage Facilities, the hydraulic loading rates for the proposed Dandy Mini-Mart are as follows:

$$\text{Food Service Operations: } (70 \text{ gpd/seat}) \times (16 \text{ seats}) = 1,120 \text{ gpd}$$

$$\text{Service Station: } (400 \text{ gpd/toilet}) \times (5 \text{ toilets}) = 2,000 \text{ gpd}$$

$$\text{Total Anticipated Demand} = 3,120 \text{ gpd}$$

Based on this anticipated demand and the bulk of customers being served over a twelve hour period, the average flow rate was calculated as:

$$\text{Average Flow (Q)} = (3,120 \text{ gpd}) / (12 \text{ hr/day}) / (60 \text{ min/hr}) = 4.33 \text{ gpm}$$

Assuming a peaking factor of four (4), the maximum water flow for the proposed Dandy Mini-Mart is estimated as follows;

$$Q (\text{max}) = (4.33 \text{ gpm}) \times (4) = 17.3 \text{ gpm peak flow rate}$$

### B. Sanitary Sewer

The project site is currently located outside of the Chemung County Sewer District. The closest point of connection is a manhole located approximately 600 feet northeast from the proposed building pad location.

### C. Storm Sewer

The Storm Sewer has been designed to provide sufficient open channel flow capacity to convey the 10-year storm event to the stormwater management basins. A Hydraulic



Grade Line analysis for the 100-year storm event has been prepared and submitted to the Chemung County Stormwater Coalition for approval.

D. Electric

Electric service will be provided from NYSEG. There is currently an electrical pole within the project site that provides service from NYSEG transmission lines along County Route 64. This electrical pole will be relocated and underground service connections will be coordinated with electric company personnel to ensure the needs of the facility are met.

E. Gas

Gas service will be provided from NYSEG which has an existing gas main running along County Route 64

F. Stormwater Pollution Prevention Plan (SWPPP)

The SWPPP has been designed to provide runoff reduction, water quality, and flood controls as required by the NYSDEC and Town of Big Flats. An infiltration basin is proposed to significantly promote the reduction of water quality volume discharging from the site, and a stormwater treatment unit has been provided to provide elevated levels of pre-treatment prior to runoff entering the basin. Hot-Spot stormwater from around the fueling areas is being diverted away from the infiltration basin in accordance with Town Aquifer Protection Requirements and an additional stormwater treatment unit is proposed to provide quality treatment for these areas. Finally a detention basin has been proposed in order to meet the flood control requirements for the 10 year and 100 year storm events.

## **VII. LIGHTING ANALYSIS**

A site lighting design and analysis has been prepared by Red Leonard Associates in accordance with the Town requirements. LED lighting is proposed for the project as it provides higher energy efficiency and better controls of the lighting levels.

## **VIII. ENVIRONMENTAL IMPACT**

A. Flooding

The site is not within a FEMA flood plain or other special hazard area.

B. Wetlands

No wetlands are within the vicinity of the project site.

C. Archeological

The site is not within an archeological sensitive area.

D. Endangered Species

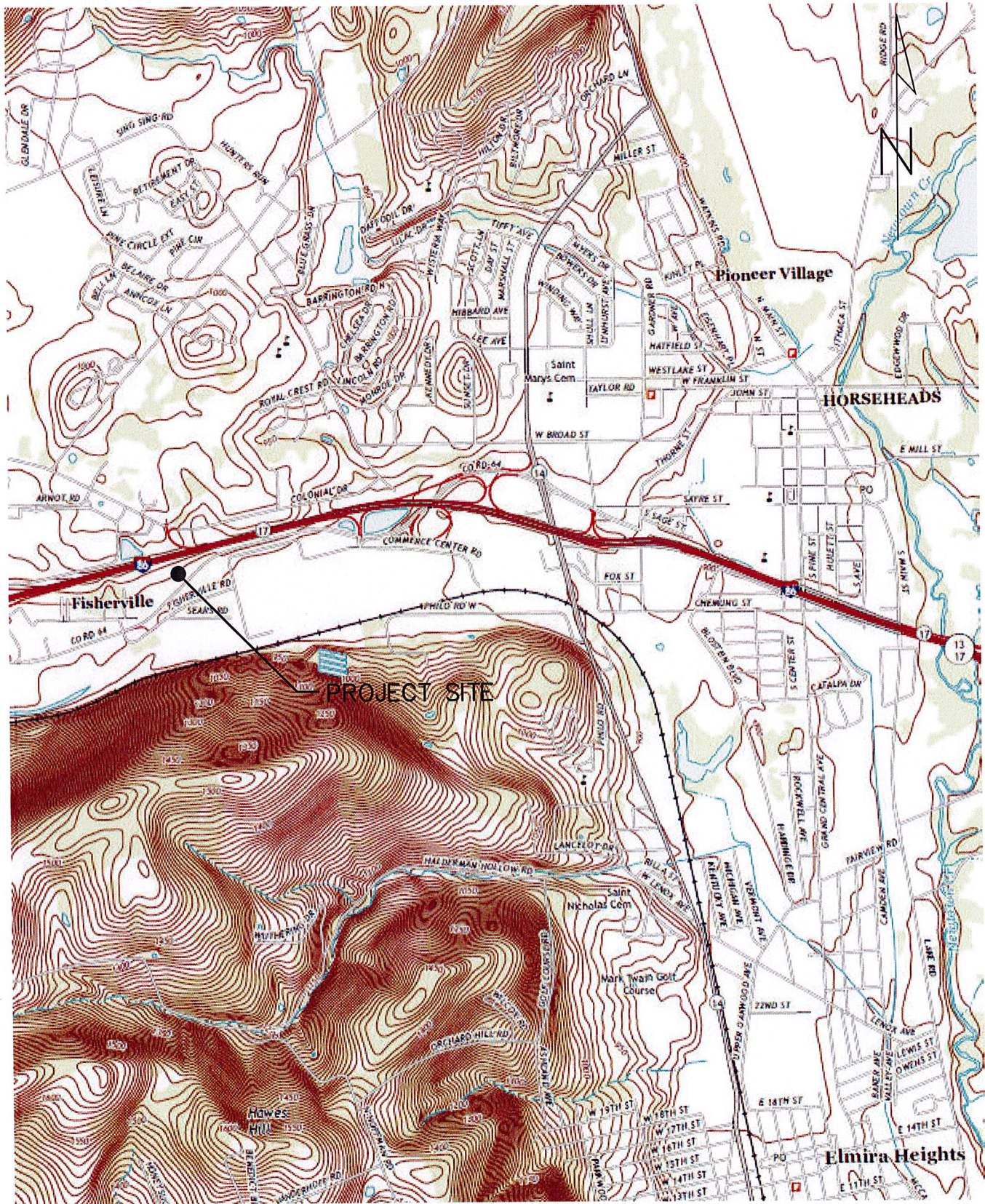
No endangered or rare species exist at the project site.

E. Aquifer Protection Overlay District

The project is within the Aquifer Protection Overlay District and has been designed to conform with the requirements of the district.

**APPENDIX A**  
**PROJECT SITE MAPPING**





**HUNT**

807.358.1000  
FAX.358.1800

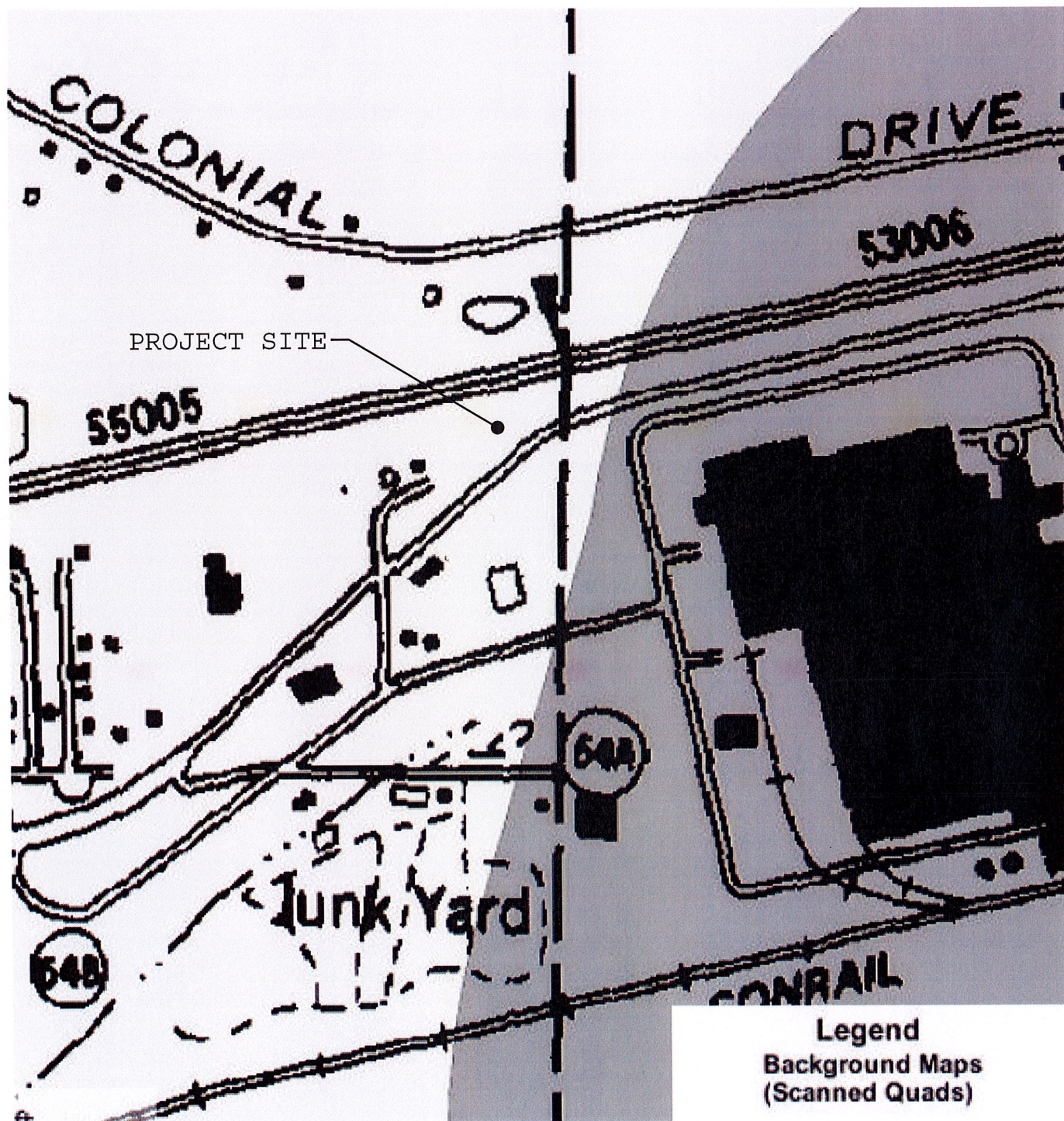
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AIRPORT CORPORATE PARK, 100 HUNT CENTER, HORSEHEADS, N.Y. 14845

## USGS LOCATION MAP

DANDY MINI-MART  
CR 64 STORE WITH FUELING STATION  
CHEMUNG COUNTY, NEW YORK

**1**  
FIGURE





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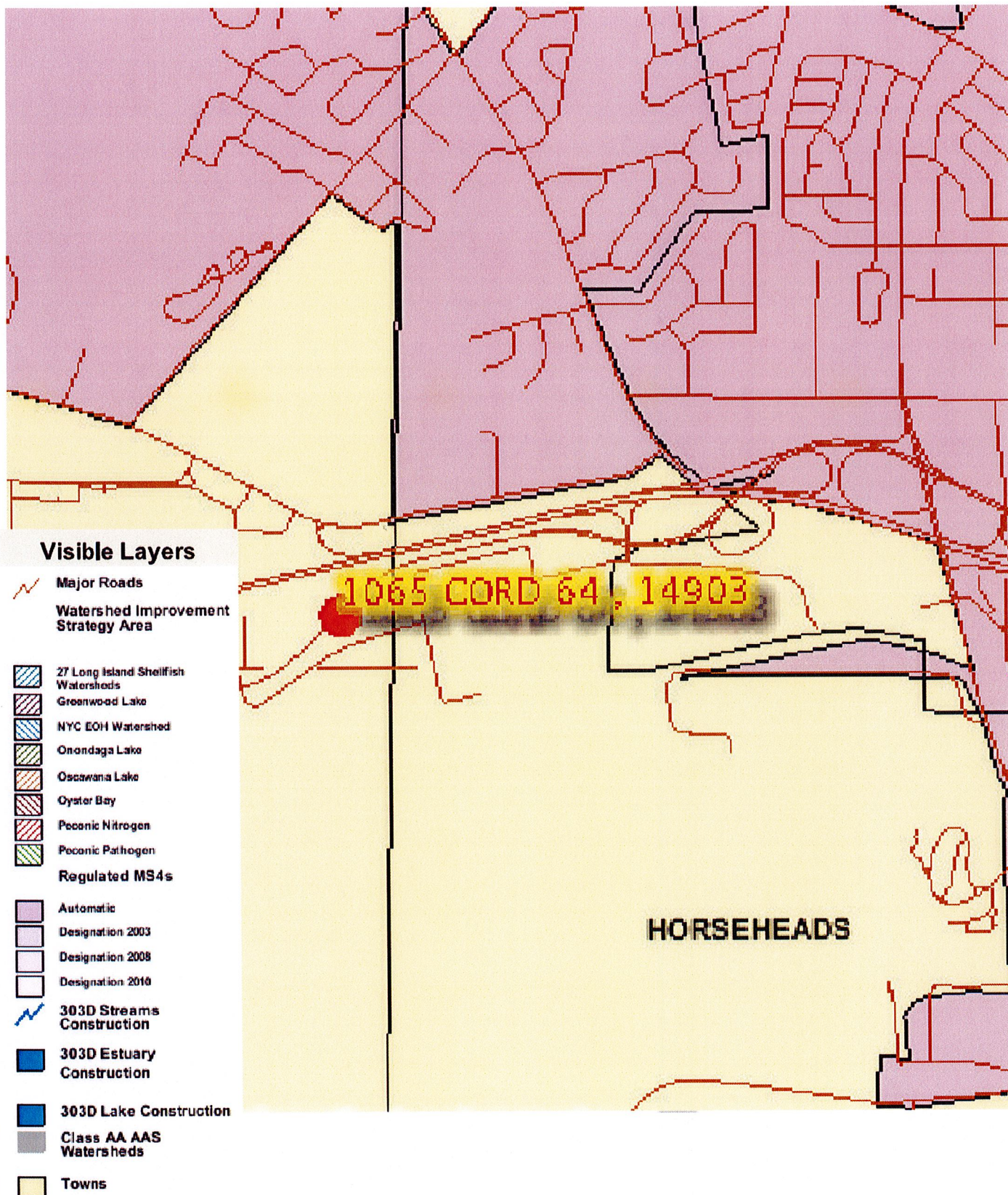
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## SHPO MAPPING

DANDY MINI-MART  
CR 64 STORE WITH FUELING STATION  
CHEMUNG COUNTY, NEW YORK

2  
FIGURE





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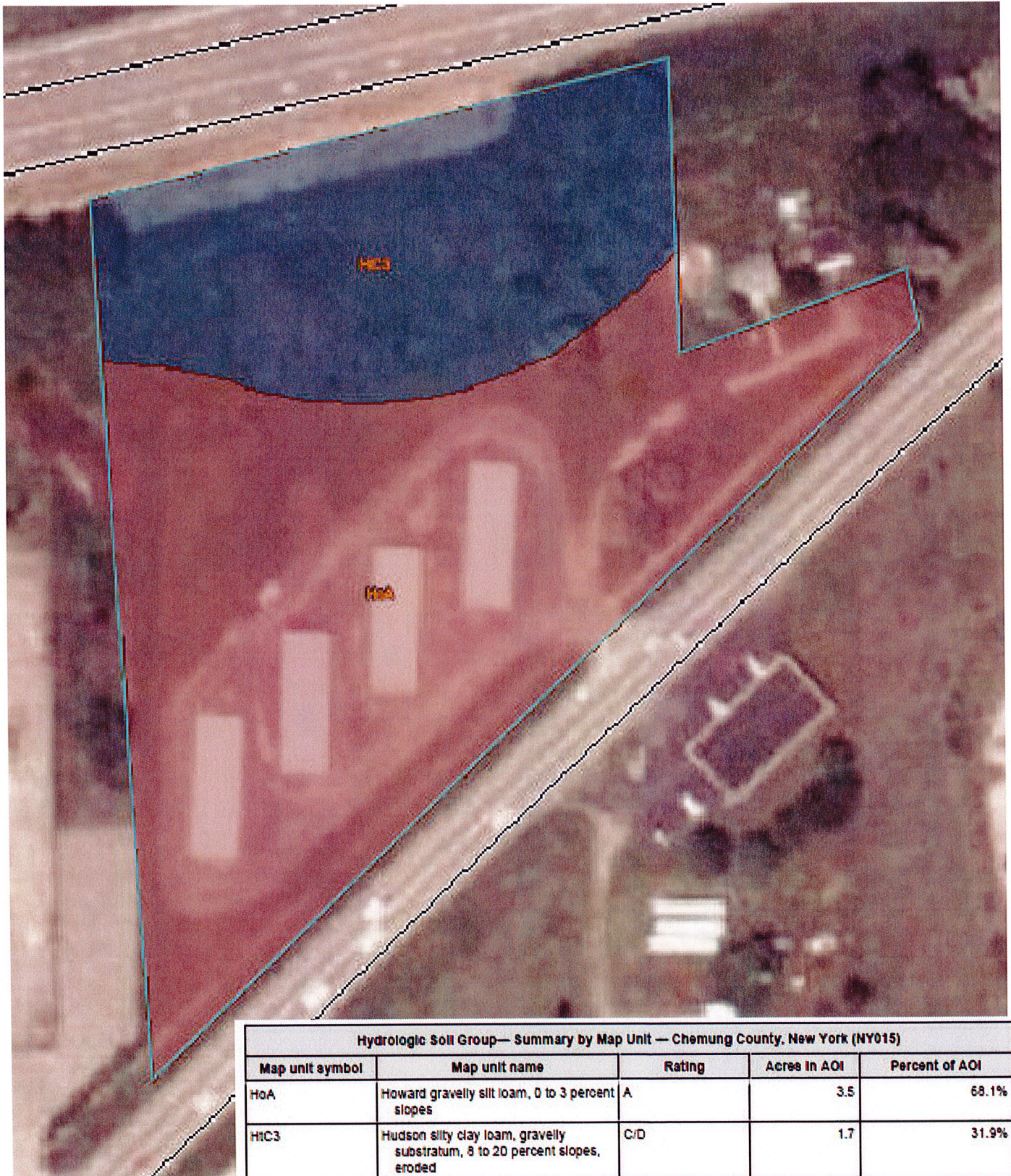
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## NYSDEC STORMWATER MAP

DANDY MINI-MART  
CR 64 STORE WITH FUELING STATION  
CHEMUNG COUNTY, NEW YORK

**3**  
FIGURE





Hydrologic Soil Group— Summary by Map Unit — Chemung County, New York (NY015)				
Map unit symbol	Map unit name	Rating	Acres In AOI	Percent of AOI
HoA	Howard gravelly silt loam, 0 to 3 percent slopes	A	3.5	68.1%
HIC3	Hudson silty clay loam, gravelly substratum, 8 to 20 percent slopes, eroded	C/D	1.7	31.9%
Totals for Area of Interest			5.2	100.0%

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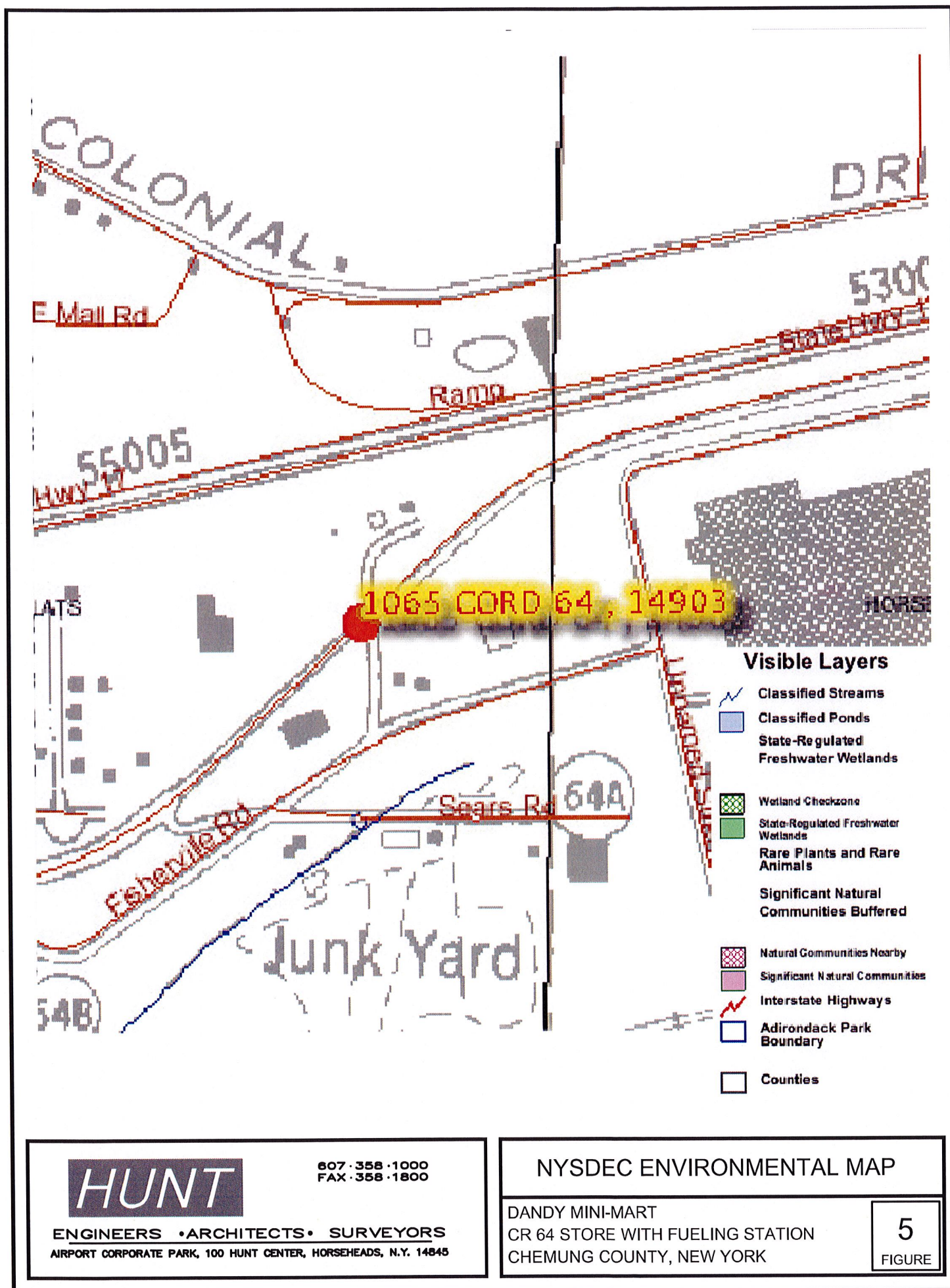
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FAX 358-1800

## HYDRAULIC SOIL GROUP MAP

DANDY MINI-MART  
CR 64 STORE WITH FUELING STATION  
CHEMUNG COUNTY, NEW YORK

4  
FIGURE





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## NYSDEC ENVIRONMENTAL MAP

DANDY MINI-MART  
CR 64 STORE WITH FUELING STATION  
CHEMUNG COUNTY, NEW YORK

5  
FIGURE





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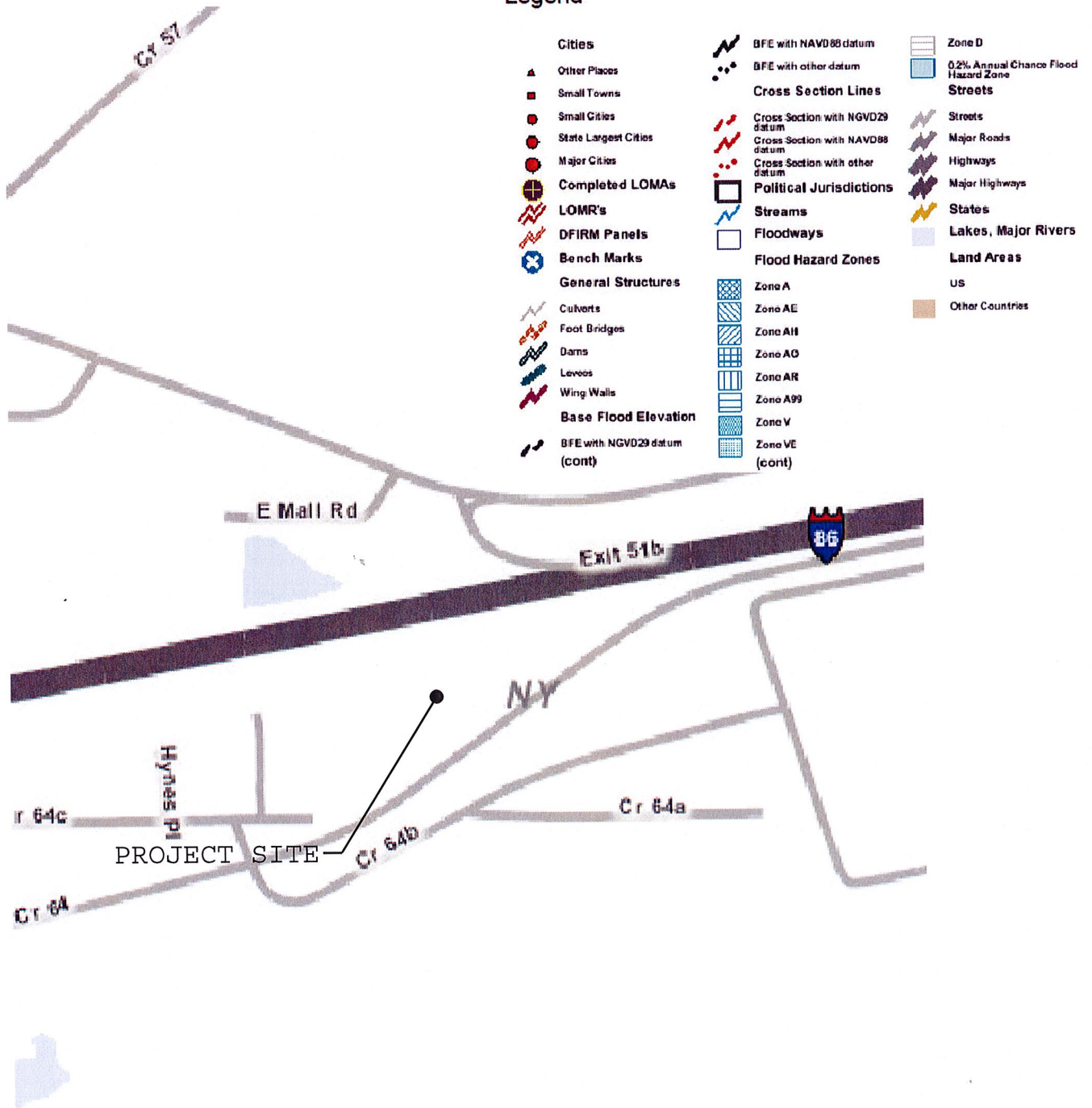
## NWI WETLAND MAPPING

DANDY MINI-MART  
CR 64 STORE WITH FUELING STATION  
CHEMUNG COUNTY, NEW YORK

6  
FIGURE



# Legend



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## FEMA FLOOD MAP

DANDY MINI-MART  
CR 64 STORE WITH FUELING STATION  
CHEMUNG COUNTY, NEW YORK

7  
FIGURE



## Legend:

### Roads

- Local
- County
- State
- Ramp
- - - Private

### Lakes, Ponds, & Streams



### Parcels - 2009



### Zoning Districts

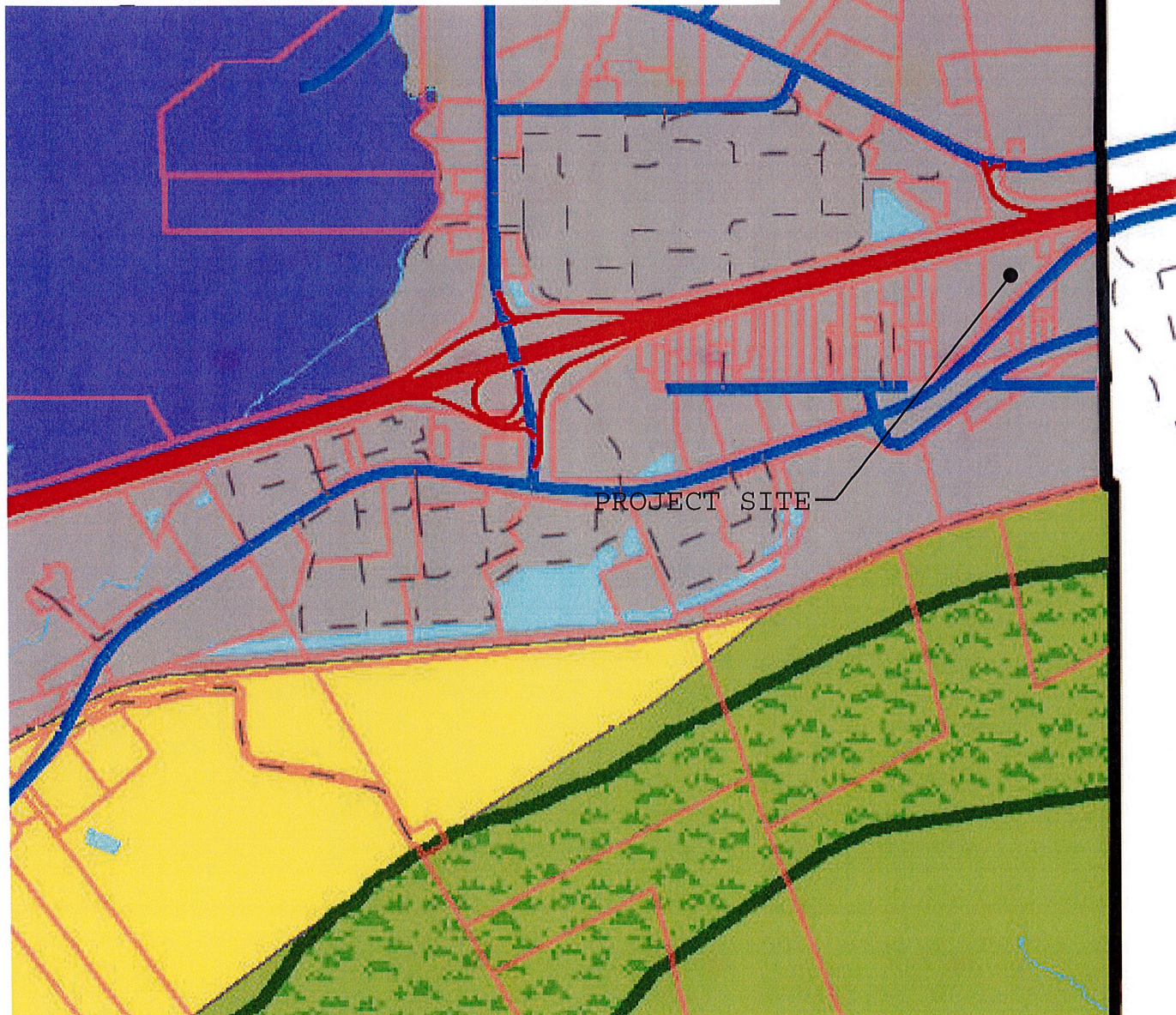
- Airport Business Development
- Business Neighborhood
- Business Neighborhood #2
- Business Non-Retail
- Business Regional
- Commercial Light Industrial
- Industrial
- Planned Multi-Res.

### Town Center

- Town Center 2
- Town Center Residential
- Residential 1
- Residential 2
- Senior Planned Multi-Res.
- Rural
- Conservation
- Recreation Conservation

### Ridgeline Overlay District

- RLO Area



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FAX • 358 • 1800

## BIG FLATS ZONING MAP

DANDY MINI-MART  
CR 64 STORE WITH FUELING STATION  
CHEMUNG COUNTY, NEW YORK

8  
FIGURE



**APPENDIX B**  
**TRUCK TURNING DIAGRAMS**





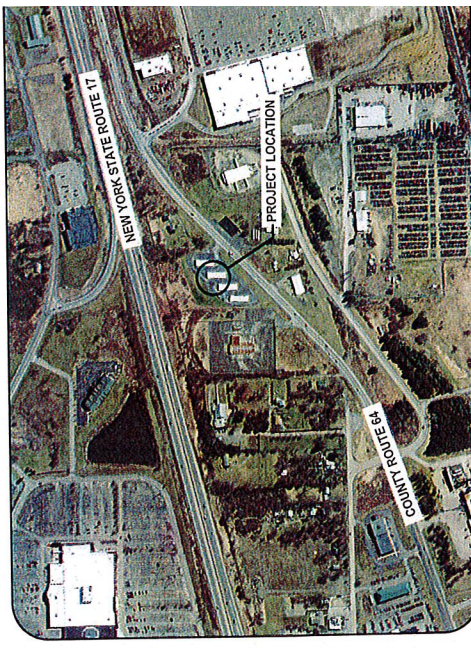
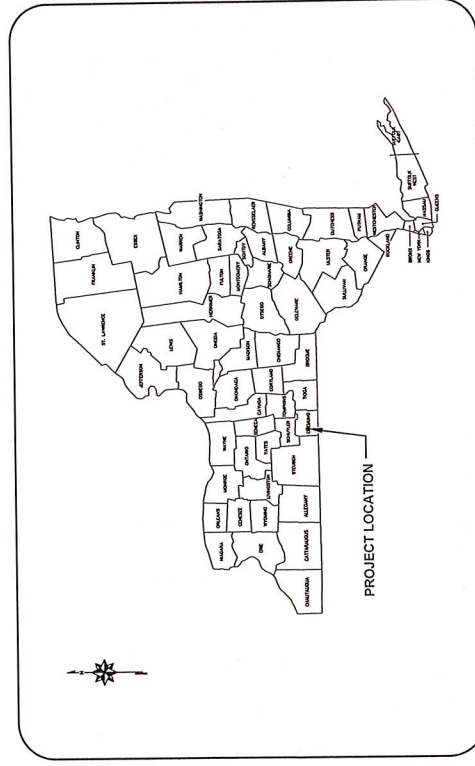
# FINAL SITE PLAN DRAWINGS

FOR

## PROPOSED CR64 DANDY MINI-MART

DANDY MINI-MART, INC.

TOWN OF BIG FLATS, CHEMUNG COUNTY, NEW YORK



HUNT NO. 2885-003  
MARCH, 2018

PREPARED BY:

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---	---
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L1.1	EXISTING CONDITIONS
L1.2	SITE DESIGNATIONS
L1.3	SITE IMPROVEMENTS
L2.0	SITE GRADING PLAN
L3.0	SITE UTILITY PLAN
L4.0	SITE LANDSCAPING PLAN
L5.0	EROSION AND SEDIMENTATION CONTROL
L6.0	EROSION AND SEDIMENTATION CONTROL
L7.0	EROSION AND SEDIMENTATION CONTROL



ESTIMATED USE: BUSINESS (STORAGE FACILITY)  
PROPOSED USE: BUSINESS (CONVENIENCE MART W/ FUELING STATION)  
TOTAL SITE AREA: 4.14 AC  
AREA AND BULK REGULATIONS FOR

AREA AND BULK REGULATIONS FOR	PER CODE	PROPOSED
LOT AREA MIN.	65,000 SF	180,120 SF
LOT WIDTH MIN.	200 FT	660 FT
SETBACKS		
FRONT	25 FT	25 FT
REAR	15 FT	25 FT
LOT COVERAGE	MAX 70%	57%
BUILDING HEIGHT (STORES)	4 STORES	1 STORY
BUILDING HEIGHT (FEET)	60 FT	34.5 FEET
BUILDING ACCESSORY HEIGHT (STORES)	4 STORES	1 STORY
BUILDING ACCESSORY HEIGHT (FEET)	60 FT	21 FEET
SETBACK (ACCESSORY)	10 FT	10 FT
SETBACK (ACCESSORY)	10 FT	10 FT

PROVIDED PARKING SPACE DIMENSIONS: 12' (LONG) x 9' WIDE ASIDE WITHIN MIN. 22' WIDE TOTAL SPACES: 22 SPACES (3 PER 1000 FTS OF G.P.A.)  
TOTAL SPACES: 22 SPACES (3 PER 1000 FTS OF G.P.A.)  
ACCESS DRIVE: ONE (1) - 45 FT WIDE ONE (1) - 30 FT WIDE  
PROVIDED PARKING SPACE DIMENSIONS: 20' (LONG) x 10' WIDE ASIDE WITHIN MIN. 22' (LONG) x 9' WIDE TOTAL SPACES: 22 SPACES (3 PER 1000 FTS OF G.P.A.)  
ACCESS DRIVE: ONE (1) - 45 FT WIDE ONE (1) - 30 FT WIDE

UTILITIES: SEWER SERVICE PUBLIC - CHELSEA COUNTY WATER SERVICE PUBLIC - TOWN OF BIG FLATS GAS SERVICE PUBLIC - TOWN OF BIG FLATS TELEPHONE SERVICE PUBLIC - VERIZON

4. WHERE SPECIFIED, STORM SEWERS SHALL BE 50% 80 PVC SOLVENT WELDED PIPE

IV. ACCESS ROADS AND PARKING AREA  
1. SIGNAGE, PAVEMENT MARKINGS AND OTHER TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE TO THE NYSDOT'S MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.  
2. EXCAVATION, OR AVOIDANCE, TO THE DEPTH REQUIRED TO PROVIDE A UNIFORM SURFACE OF SOLID UNDISTURBED GROUND FOR THE PLACEMENT OF AGGREGATE SUBGRADE COURSE.  
3. ALL SUBGRADE AND SUBGRADE SHALL BE COMPACTED TO OR ABOVE 95 PERCENT MODIFIED PROCTOR DENSITY WITH A SMOOTH DRUM ROLLER. OR OTHER SUFFICIENT COMPACTION EQUIPMENT, WEIGHING AT LEAST 15 TONS. OPERATE COMPACTOR IN THE STATIC MODE FOR COMPACTION OF SIFT SOLIDS AND IN THE VIBRATORY MODE FOR ALL OTHER MATERIALS.  
4. SUBGRADE MATERIAL SHALL BE PLACED IN MAXIMUM 6 INCH AND MINIMUM 3 INCH HORIZONTAL LIFTS. MAINTAIN OPTIMUM MOISTURE CONTENT FOR COMPACTION.  
5. WHEREVER GROUNDWATER SEWAGE IS ENCOUNTERED, INSTALL UNDERDRAIN BELOW THE SUBGRADE. LAP UNDERDRAIN FABRIC WITH SUBGRADE FABRIC.  
6. BELOW THE SUBGRADE, PROVIDE A SOIL STABILIZATION GEOTEXTILE FABRIC WITH THE FOLLOWING CERTIFIABLE PROPERTY VALUES: MINIMUM PUNCTURE STRENGTH OF 125 LBS., MINIMUM HULLER BURST STRENGTH OF 430 PSI, MINIMUM GRASS TENSILE STRENGTH OF 750 LBS., AND MINIMUM APPARENT OPENING SIZE OF 40/60 SIEVE.

V. WATERMAINS  
1. WATERMAINS, WATER SERVICES, PRE-HYDRANTS, AND OTHER APPURTENANCES SHALL BE CONSTRUCTED, TESTED, AND DISMANTLED IN ACCORDANCE WITH THE TOWN OF BIG FLATS STANDARD SPECIFICATIONS FOR WATERMAINS, WATERMAINS AND APPURTENANCES MATERIALS AND INSTALLATION SHALL COMPLY WITH NYSDOT STANDARDS AND ANNA STANDARD C-600-93.  
2. DUCTILE IRON PIPE SHALL BE CLASS 52, AND SHALL COMPLY IN ALL RESPECTS TO ANNA C-151. FITTINGS SHALL COMPLY IN ALL RESPECTS TO ANNA C-110 OR TO COMPACT FITTINGS, ANNA C-175. JOINTS SHALL COMPLY WITH NYSDOT STANDARDS AND ANNA STANDARD C-600-93. JOINTS SHALL BE CLASS 52, AND SHALL COMPLY IN ALL RESPECTS TO ANNA C-151. JOINTS SHALL BE CLASS 52, AND SHALL COMPLY IN ALL RESPECTS TO ANNA C-151.  
3. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER AND SEWER SANITARY AND STORM UTILITIES SHALL BE 10 FEET. MEASURED FROM OUTSIDE WALL TO OUTSIDE WALL OF THE UTILITIES. MEASURED FROM OUTSIDE WALL TO OUTSIDE WALL OF THE MAINS.  
4. SAMPLING REQUIREMENTS FOR THE DISINFECTION OF WATERMAINS SHALL BE CONSISTENT WITH ANNA STANDARD C-600-93, SECTION 5.9. CONTINUOUS FEED METHOD, DISINFECTING WATER SHALL BE COLLECTED FROM THE NEW WATERMAIN. AT LEAST ONE SET OF SAMPLES SHALL BE COLLECTED FROM EVERY 1200 LINEAR FEET OF WATERMAIN, PLUS ONE SET FROM THE END OF LINES AND EACH BRANCH.  
5. MAIN VALVES SHALL BE MECHANICAL, DOUBLE, RESERVE SEAT, GATE, 2 OPERATING IN/OUT, OPEN LEFT, WITH STAINLESS STEEL BONNET AND PACKING BOLTS AND NUTS. THE VALVES SHALL CONFORM TO ANNA C-502.  
6. ALL NEW AND ALTERED DISTING WATERMAINS SHALL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH THE LATEST EDITION OF ANNA STANDARD C-600-93 (LATEST EDITION).  
7. THE FOLLOWING MINIMUM SEPARATION DISTANCES BETWEEN GAS LINES AND WATER LINES ARE RECOMMENDED. OTHER MORE STRINGENT SEPARATION DISTANCES MAY APPLY.  
HORIZONTAL - 5 FEET  
VERTICAL - 2 FEET

8. TEST PRESSURE SHALL BE 120 PSI UNLESS DIRECTED OTHERWISE BY THE ENGINEER. TESTING WILL BE DONE UNDER THE SUPERVISION OF A REPRESENTATIVE OF THE TOWN OF BIG FLATS WATER DEPARTMENT. TESTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE TOWN OF BIG FLATS WATER DEPARTMENT. ALL TESTS AND MATERIALS, INCLUDING PIPE AND FITTINGS, METERS AND GAUGES, WILL BE FURNISHED BY THE CONTRACTOR.

3. THE PROJECT SITE DOES NOT CONTAIN FIRM DELINEATED FLOODPLAINS OR FLOODWAYS.  
4. THE PROJECT SITE DOES NOT CONTAIN WETLANDS ON-SITE.  
5. PUBLIC WATER SERVICE SHALL BE PROVIDED BY THE TOWN OF BIG FLATS WATER DEPARTMENT THROUGH A WATER DISTRICT EXTENSION.  
6. PUBLIC SEWER SERVICE SHALL BE PROVIDED BY THE CHELSEA COUNTY SEWER DISTRICT THROUGH AN OUT OF DISTRICT USER AGREEMENT.  
7. THE CONTRACTORS SUPERVISOR SHALL CHECK ALL HORIZONTAL AND VERTICAL CONTROL, PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL PROMPTLY BE BROUGHT TO THE ATTENTION OF THE ENGINEER.  
8. THE CONTRACTOR SHALL KEEP HIS OPERATIONS WITHIN THE PROJECT PROPERTY, DESIGNATED EASEMENTS, AND RIGHT OF WAY LIMITS.  
9. ALL DAMAGE TO PRIVATE PROPERTY OR UTILITIES UNDER OR ABOVE GROUND SHALL BE REPORTED TO THE TOWN OF BIG FLATS AT ONCE.  
10. CONSTRUCTION ALONG NYSDOT, COUNTY OR TOWN ROADS SHALL CONFORM TO SPECIFICATIONS LISTED ON PERMITS ISSUED BY THE APPROPRIATE AGENCIES.

11. SAFE AND CONTINUOUS THROUGH TRAFFIC, INGRESS AND EGRESS FOR ADJACENT OWNER, DRIVERS, SERVICE ROADS, PUBLIC STREETS, AND UTILITIES SHALL BE MAINTAINED THROUGHOUT THE PERIOD OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TO THE APPROPRIATE AGENCY AN ACCEPTABLE MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR CONSTRUCTION IN ADJACENT ROADSWAYS.  
12. HIGHWAY DRAINAGE, SIDE STREET DRAINAGE, SWALES, DITCHES, AND OTHER EXISTING DRAINAGE FACILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE PERIOD OF CONSTRUCTION. THE CONTRACTOR SHALL RESTORE ANY OF SUCH FACILITIES THAT ARE DAMAGED DURING CONSTRUCTION TO THE SATISFACTION OF THE COUNTY ENGINEER.

13. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS.  
14. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS NOT TO DISTURB AND/OR DAMAGE PROPERTY CORNERS (IRON PINS, HUBS, ETC.), ANY DISTURBED OR DAMAGED PROPERTY CORNERS SHALL BE REPLACED BY THE CONTRACTORS LICENSED LAND SURVEYOR AT THE CONTRACTORS EXPENSE.  
15. ALL EXISTING UTILITIES SUCH AS ELECTRIC, GAS MAINS, AND TELEPHONE SHALL BE STAKED OUT BY THE UTILITY COMPANY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL NEW YORK STATE DIG SAFELY (1-800-362-7962) PRIOR TO CONSTRUCTION AND NOTIFY UTILITY COMPANIES FOR STAKEOUT.

16. THE CONTRACTOR SHALL PROTECT EXISTING SEWERS AND WATERMAINS. IF EXISTING SEWERS OR WATERMAINS ARE DAMAGED DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR THESE TO THE SATISFACTION OF THE TOWN OR COUNTY ENGINEER.  
17. EXISTING WATERMAIN LOCATIONS AND DEPTHS SHOWN ARE APPROXIMATE. EXISTING INDIVIDUAL WATER SERVICES ARE NOT SHOWN ON DRAWINGS.  
18. THE CONTRACTOR SHALL NOTIFY THE TOWN OF BIG FLATS WATER DEPARTMENT, THE RESIDENT ENGINEER AND THE FIRE DEPARTMENT 48 HOURS IN ADVANCE PRIOR TO CONSTRUCTION ON AND WITHIN THE RIGHT OF WAY OF ANY EXISTING WATERMAIN OR WATER SERVICE. THE CONTRACTOR SHALL PROTECT ALL WATER LINES AND PRIVATE WELLS. THE CONTRACTOR SHALL HAVE AVAILABLE SUPPLY OF REPAIR CLAMPS, COUPLINGS, AND PIPING FOR EMERGENCY REPAIRS.

19. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING CONTINUOUS SEWER SERVICE DURING CONSTRUCTION AND SHALL NOTIFY 24 HOURS IN ADVANCE LOCALS WHOSE SANITARY LATERAL WILL BE DISRUPTED. A SANITARY LATERAL SHALL BE UNOPERATIONAL FOR NO LONGER THAN A (2) HOUR PERIOD.  
20. IN AREAS WHERE THE CONTRACTOR IS EXCAVATING NEAR ANY UTILITY POLES, THE CONTRACTOR SHALL BRACE AND/OR HOLD IN PLACE UNTIL EXCAVATED AREA IS BACKFILLED AND COMPLETED.  
21. THE CONTRACTOR SHALL PROVIDE AN ADEQUATE DOWNGRADING SYSTEM THAT WILL DRAW DOWN AND HAVE CONTROL ON THE GROUNDWATER TABLE AT ALL TIMES DURING CONSTRUCTION.  
22. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL REMOVED VEGETATION, SOIL AND OTHER DISTURBED DEBRIS.

23. THE CONTRACTOR SHALL CONDUCT HIS ACTIVITIES IN THE VICINITY OF TREES AND BUSHES IN STRICT COMPLIANCE WITH THE APPROPRIATE SPECIFICATIONS. ANY TREE REMOVAL SHALL BE LIMITED TO THE DIRECT PATH OF CONSTRUCTION.  
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND MAINTAINING APPROPRIATE EROSION CONTROL MEASURES TO PREVENT SEDIMENT FROM MIGRATING OFF SITE, TO STORM SEWERS, OR ADJACENT ROADSWAYS.  
25. ALL EXCAVATIONS SHALL PROVIDE PROTECTION TO THE WORK FORCE AS PER THE CURRENT O.S.H.A. REQUIREMENTS, AS WELL AS ANY STATE OR FEDERAL REQUIREMENTS.  
26. THE CONTRACTOR SHALL OBSERVE O.S.H.A. AND OTHER APPLICABLE SAFETY REQUIREMENTS. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR CONSTRUCTION SAFETY AT ALL TIMES.

27. CONTRACTOR SHALL REVIEW SOIL BORING AND TESTING REPORTS TO DETERMINE SPECIAL CONDITIONS REQUIRED FOR CONSTRUCTION, SUITABILITY OF ON-SITE SOILS FOR FILL MATERIAL, AND GROUNDWATER DEPTHS.

II. SANITARY SEWAGE DISPOSAL

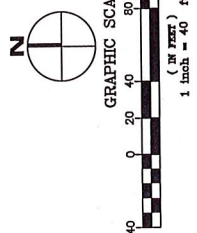
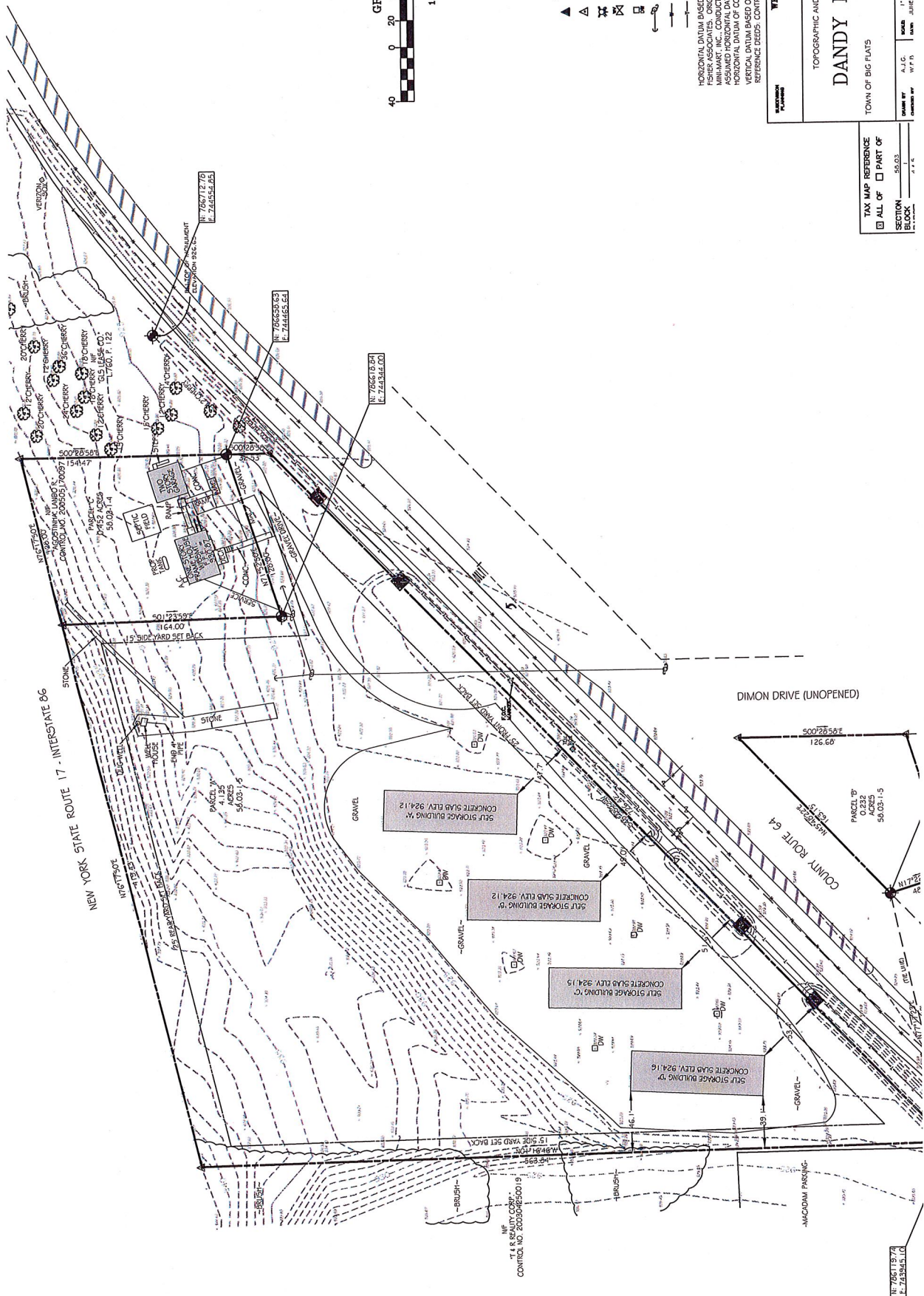
1. SANITARY SEWERS, MANHOLES, CLEANOUTS, AND OTHER APPURTENANCES SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH THE CHELSEA COUNTY SEWER DISTRICT SPECIFICATIONS. FOR THE CHELSEA COUNTY SEWER DISTRICT SEWER USE LAW.  
• BUILDING AND STREET LATERAL PIPES SHALL BE POLYETHYLENE GLASS REINFORCED (PVC) PIPE AND FITTINGS CONFORMING TO ASTM D 3034-20.  
• PIPE SHALL BE SUITABLE FOR GRAVITY FLOW. MINIMUM PIPE STIFFNESS 1701 AT THE PERCENT (5%) DEFLECTION SHALL BE 46 PSI.  
• ANY PART OF THE BUILDING OR STREET LATERAL LOCATED WITHIN FIVE (5) FEET OF A WATERMAIN OR WATER SERVICE, OR IS OTHERWISE REQUIRED BY THE DIRECTOR, SHALL BE CONSTRUCTED OF CAST IRON SOIL PIPE.  
• THE DISTANCE BETWEEN CONSECUTIVE JOINTS SHALL BE AS SPECIFIED BY THE MANUFACTURER OF THE INSTALLED PIPE. SHALL NOT BE LESS THAN TEN FEET.  
• THE SIZE AND SLOPE OF BUILDING AND STREET LATERALS SHALL BE SUBJECT TO APPROVAL BY THE DIRECTOR.

2. SANITARY SEWERS SHALL BE 50% 80 PVC PIPE CONFORMING TO ASTM D-3034, WITH RUBBER GASKETED JOINTS CONFORMING TO ASTM D-3212 AND ASTM F-477.

3. TESTED SANITARY SEWERS SHALL HAVE AN INFILTRATION RATE OF LESS THAN 100 GALLONS PER INCH PER DIAMETER OF PIPE PER DAY.

4. AS PER THE CHELSEA COUNTY SEWER DISTRICT SEWER USE LAW, THE CONNECTION OF THE BUILDING LATERAL TO AN EXISTING STREET LATERAL SHALL BE MADE AT THE PROPERTY LINE. IF A STREET LATERAL HAS NOT PREVIOUSLY PROVIDED, THE STREET LATERAL WILL BE CONSTRUCTED FROM THE EXISTING PUBLIC SEWER TO THE PROPERTY LINE. BY A LICENSED PLUMBER, AT THE OWNERS EXPENSE. ALL SUBSEQUENT COSTS SHALL BE INCURRED BY THE INSTALLATION AND CONNECTION OF THE LATERAL. THE LATERAL SHALL BE INSTALLED AT THE PROPERTY LINE. THE CLEAN-OUT SHALL TERMINATE IN A METAL ROD IMBEDDED IN CONCRETE.

5. THE OWNER SHALL MAINTAIN THE CHELSEA COUNTY SEWER DISTRICT FROM ANY LOSS OR DAMAGE THAT MAY DIRECTLY OR INDIRECTLY BE OCCURRED BY THE INSTALLATION OF THE BUILDING LATERAL. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN, REPAIR,



- LEGEND**
- IRON PIN FOUND
  - IRON PIN SET
  - HYDANT
  - WATER VALVE
  - DRY WELL
  - POLE WITH GLY
  - WATER LINE PAINT MARKS
  - TELEPHONE PAINT OR FLA
- HORIZONTAL DATUM BASED ON COUNTY ROUTE 64 ROAD  
FISHER ASSOCIATES TOPOGRAPHIC AND BOUNDARY SURVEY OF U  
ASSUMED HORIZONTAL DATUM AND WAS ADJUSTED BY HU  
HORIZONTAL DATUM OF COUNTY ROUTE 64 SURVEY.  
VERTICAL DATUM BASED ON NAVD 88  
REFERENCE ELEVATION: CONTROL NO. 201008130019 ± NSI

**WEILLER ASSOCIATES**  
SURVEYORS  
1000 ROUTE 17  
PO BOX 1000  
DANDY, NY 12526

**DANDY MINI-MAR**  
TOPOGRAPHIC AND BOUNDARY SURVEY OF U  
TOWN OF BIG FLATS

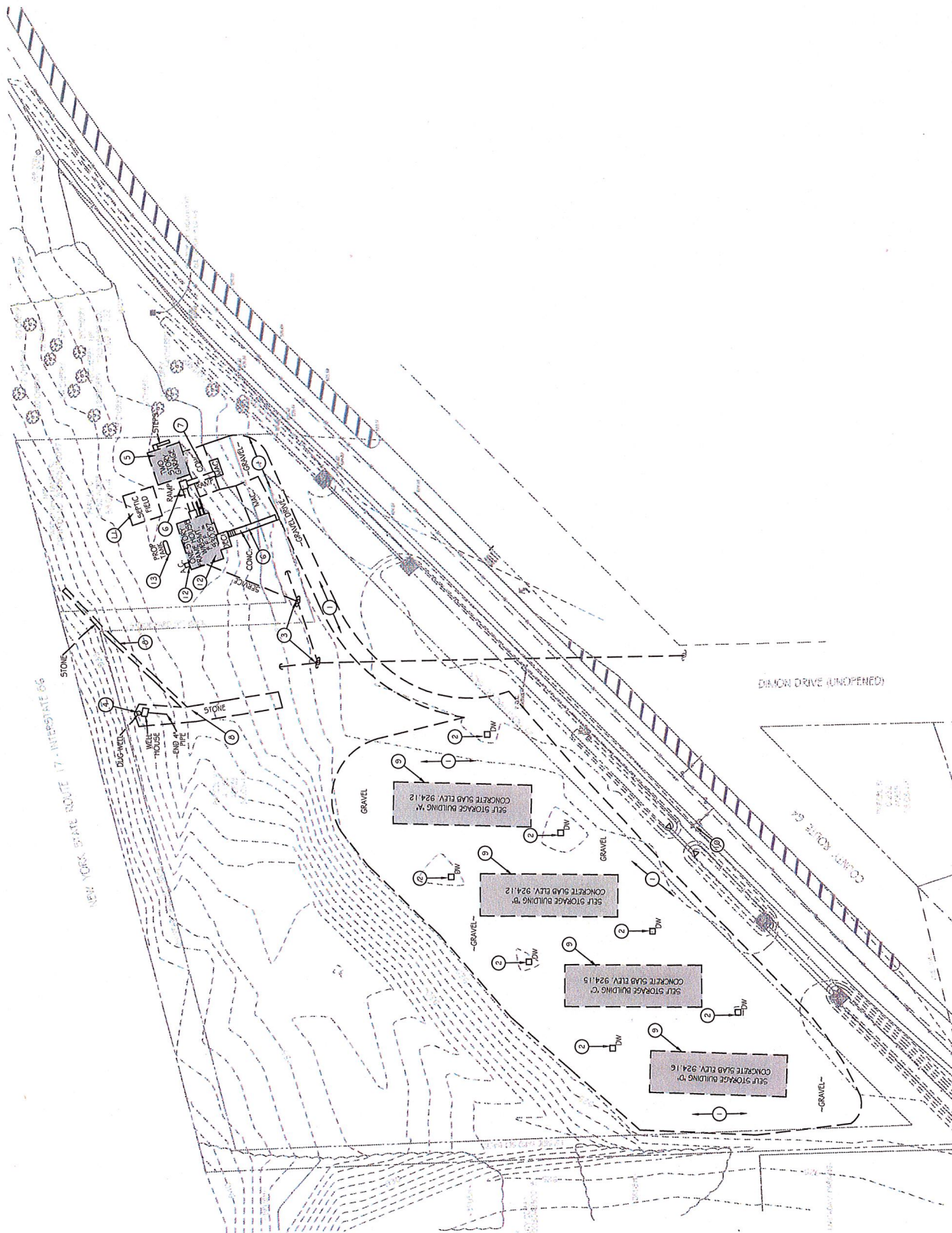
**TAX MAP REFERENCE**  
ALL OF PART OF  
SECTION 56.03  
ELEVATION 56.03

**NEW YORK**  
JUNE 5, 2010  
JUNE 4, 2010  
JUNE 4, 2010



1 SITE DEMOLITION NOTES:

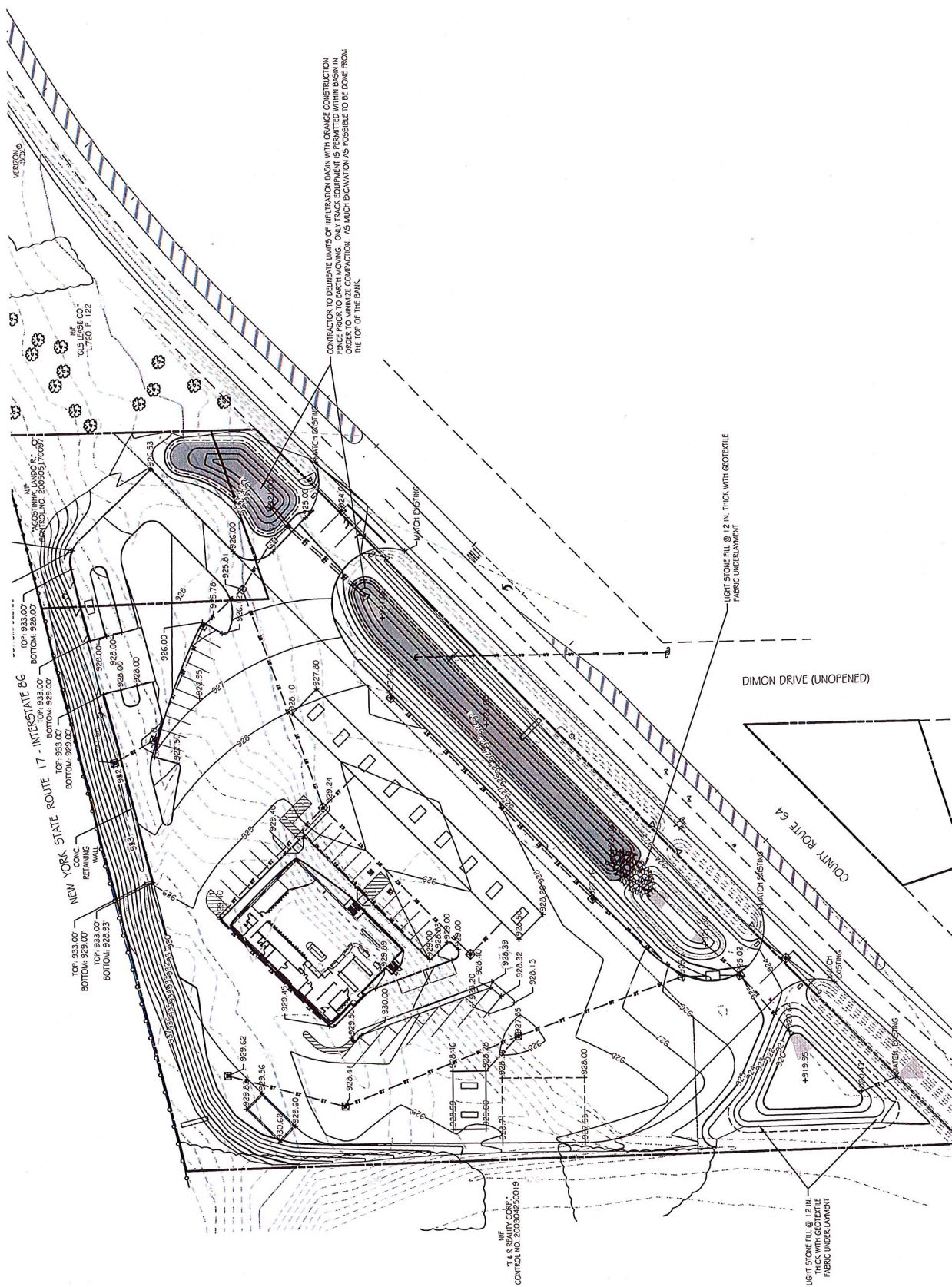
1. REMOVE EXISTING GRAVEL AS NEEDED
2. REMOVE EXISTING DIRT WELLS IN THEIR GRAVEL FILL
3. REMOVE EXISTING UTILITY POLE AND C
4. COORDINATE REMOVAL OF EXISTING L
5. OVERHEAD LINES WITH LOCAL AND ASSOC
6. WELL TO BE DECOMMISSIONED AND ACCO
7. ACCORDANCE WITH NYSDOT STANDAR
8. COUNTY HEALTH DEPARTMENT
9. REMOVE EXISTING STORAGE RAMP, I
10. ENTRY.
11. REMOVE EXISTING CONCRETE PIS IN
12. REMOVE EXISTING CONCRETE TRAIL
13. REMOVE EXISTING STORAGE UNITS AN
14. REMOVE EXISTING HYDRANT ASSEMB
15. COORDINATE REMOVAL WITH THE TOW
16. ACCORDANCE WITH LOCAL AND COA
17. CLEAN NATIVE FILL.
18. REMOVE EXISTING ONE STORY FRAME
19. REMOVE EXISTING PROpane TANK IN ITS ENTIRE



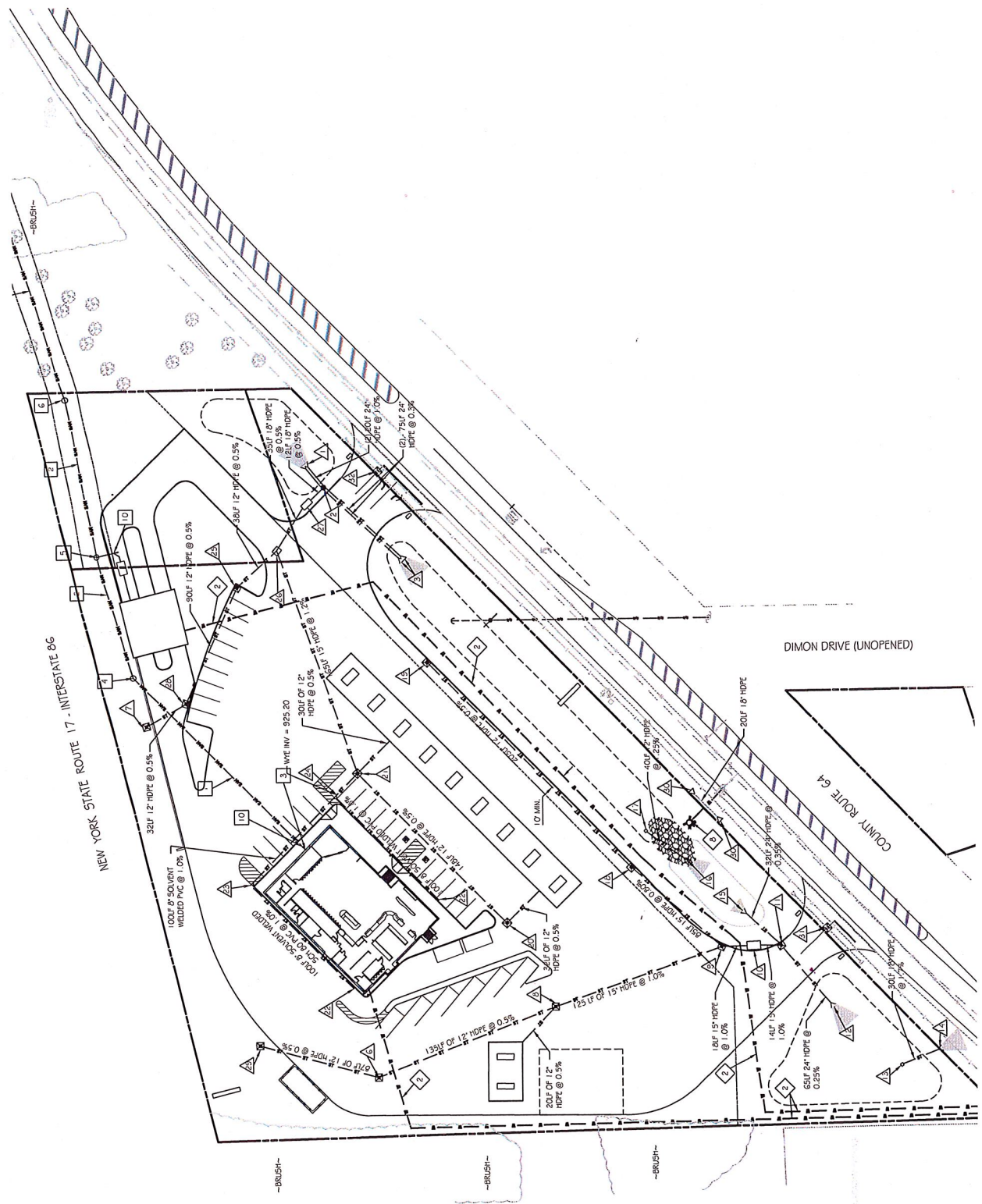






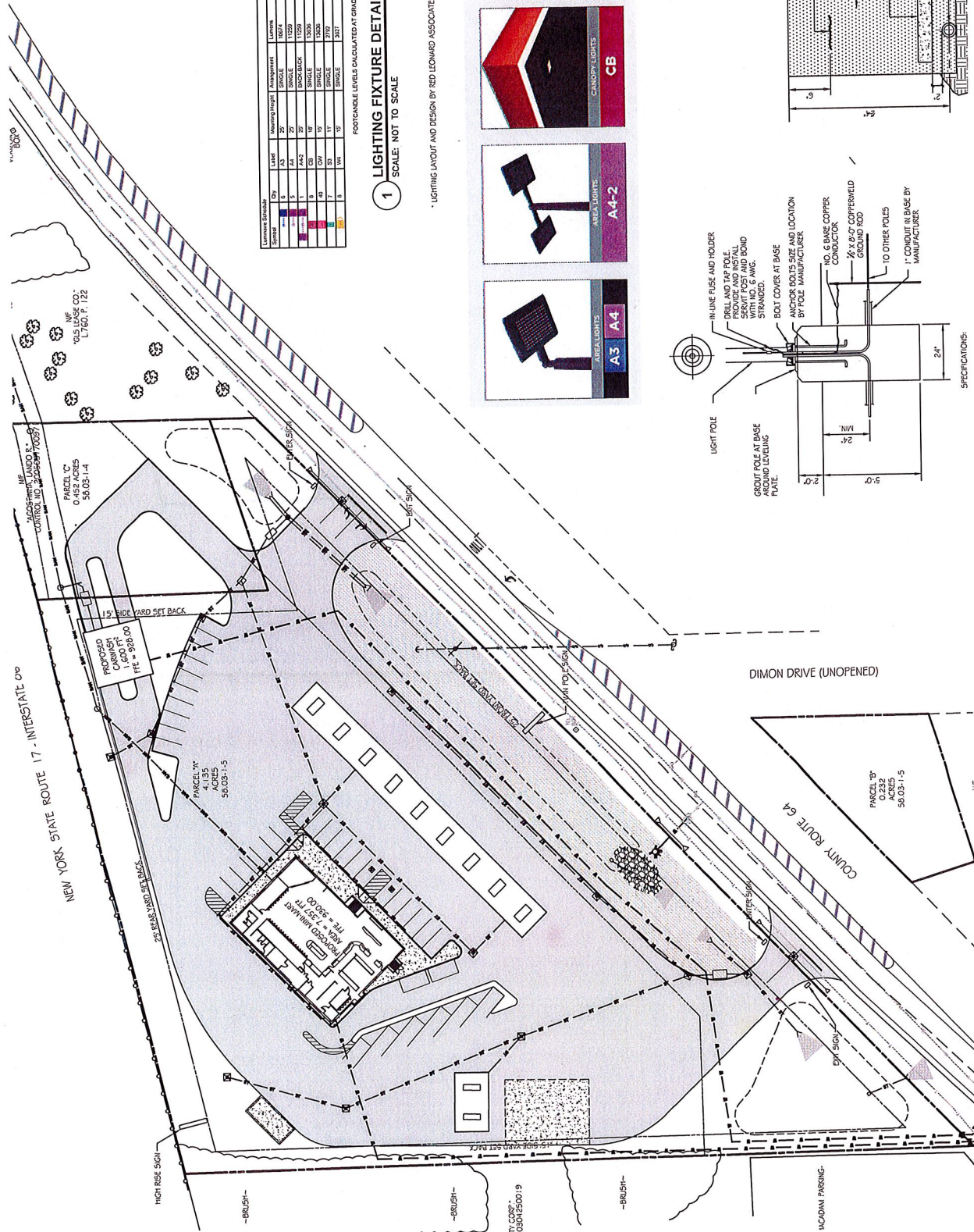


6. PROVIDE 4" DIA. LUNATIC MANHOLE, SEE DETAIL 716.4.
7. RUM - 530.00 INV (N) - 922.95 INV (E) - 922.2
8. PROVIDE CONNECTION TO EXISTING SANITARY SEWER MAIN, SEE DETAIL 716.4.
9. PROVIDE 12" DIA. 12" HOPE @ 0.5%.
10. PROVIDE 12" DIA. 12" HOPE @ 0.5%.
11. PROVIDE 12" DIA. 12" HOPE @ 0.5%.
12. PROVIDE 12" DIA. 12" HOPE @ 0.5%.
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32. PROVIDE 12" DIA. 12" HOPE @ 0.5%.





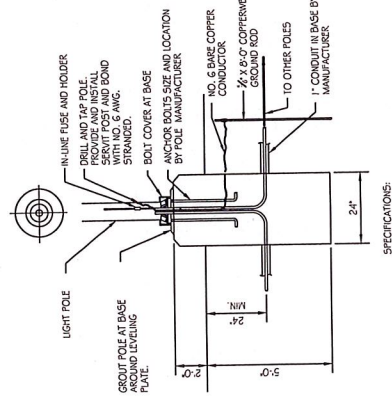
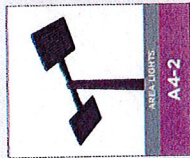
- NEW YORK STATE ROUTE 17 - INTERSTATE 00

[illegible]

## 1 LIGHTING FIXTURE DETAILS

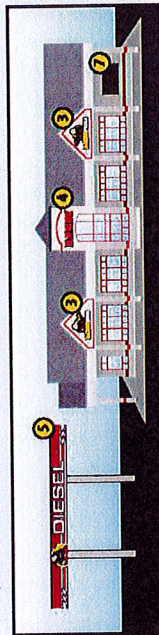
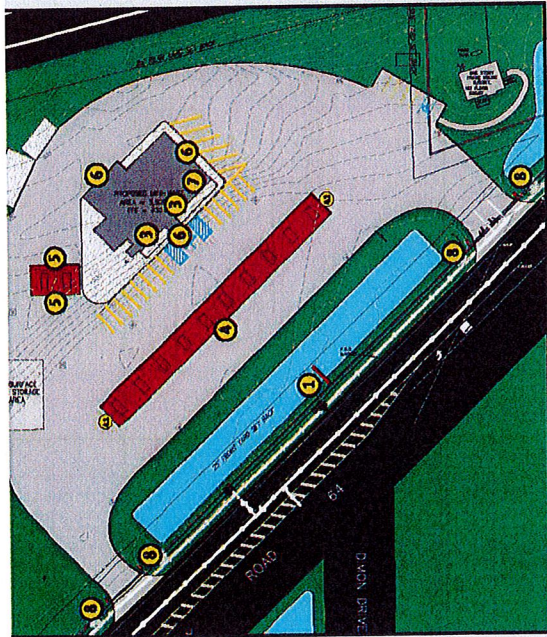
FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES

\* LIGHTING LAYOUT AND DESIGN BY RED LEONARD ASSOCIATES.



**SPECIFICATIONS:**





**4 Gasoline Fueling Canopy** Total SF (3 sides) = 192

FACE (x1)

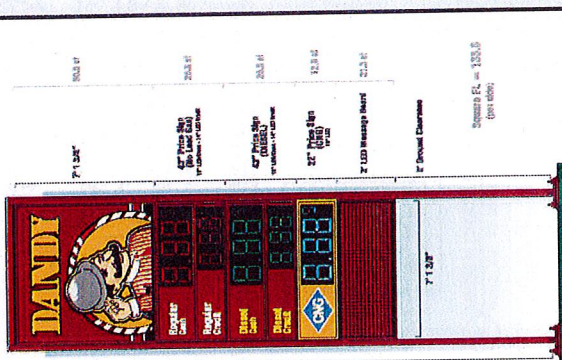


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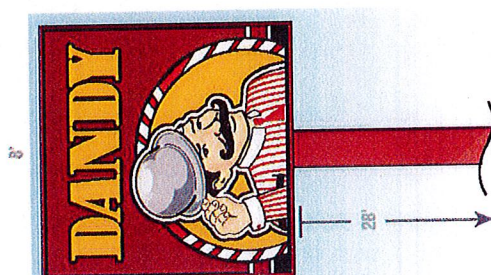
**5b CNG/Diesel Fueling Canopy** Total SF (2 sides) = 207.2



**1 Twin Pole** Total SF (2 sides) = 271.2



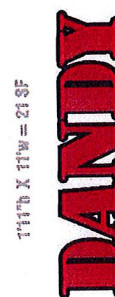
**2 High Rise** Total SF (2 sides) = 128



**3 Facade Signs** Total SF (2 signs) = 128



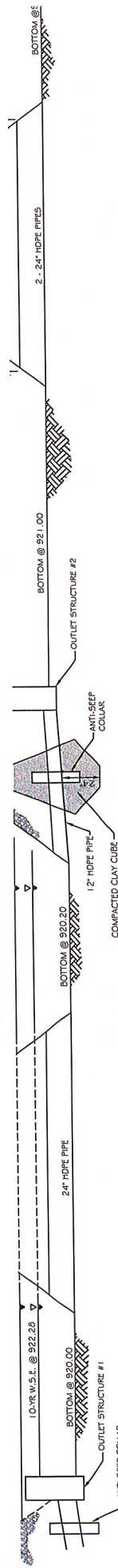
**6 Facade Letters** Total SF (3 sides) = 63 SF



**8 Directional Signs** Total SF (4 signs) = 40

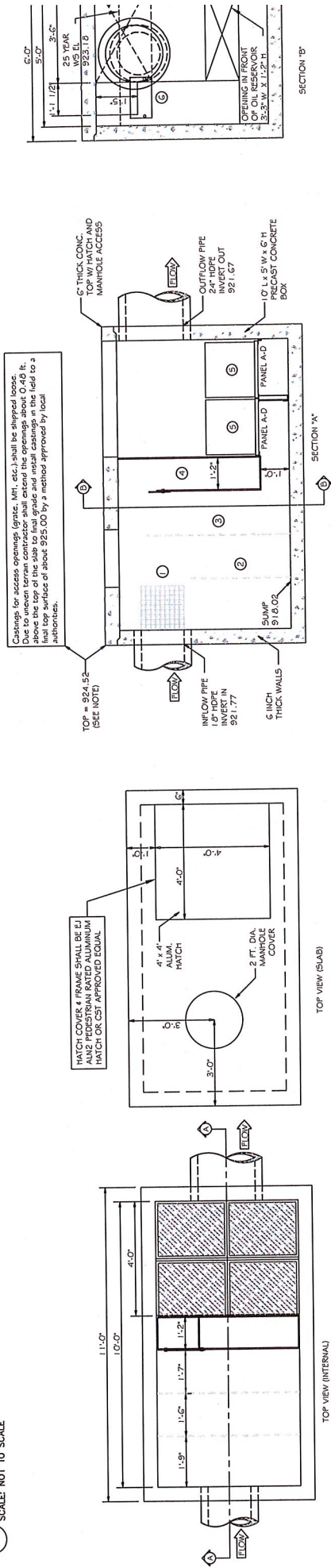






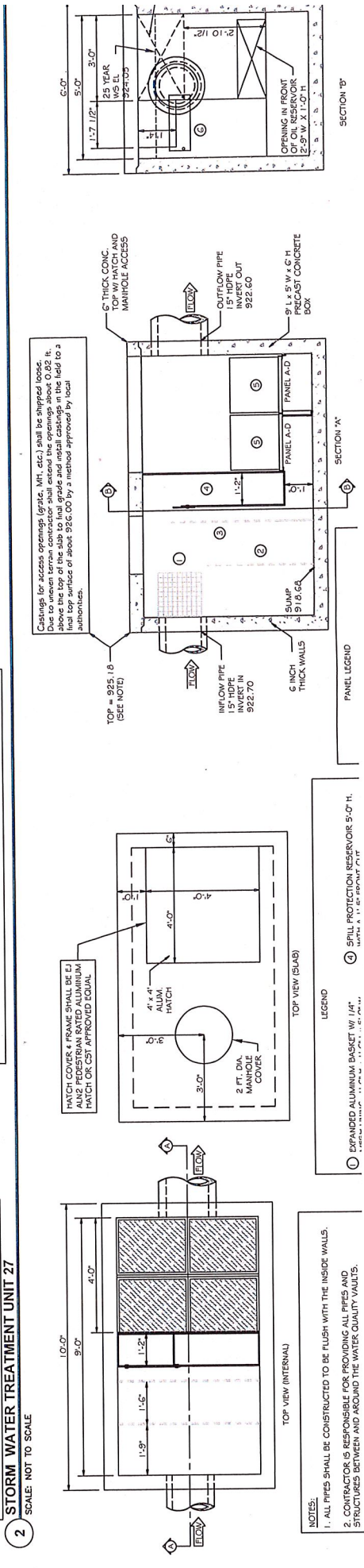
### 3 INFILTRATION AND DETENTION BASIN DETAIL

SCALE: NOT TO SCALE



### 2 STORM WATER TREATMENT UNIT 27

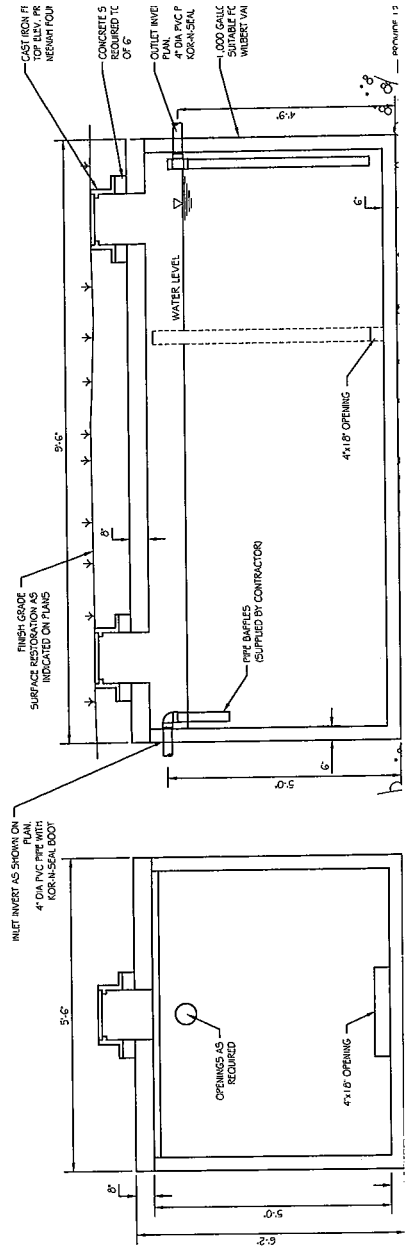
SCALE: NOT TO SCALE



### 1 SPILL PROTECTION RESERVOIR 5'-0" H.

SCALE: NOT TO SCALE







January 26, 2019

Town of Big Flats Planning Board  
Attn: Brenda Belmonte  
476 Maple Street  
Big Flats, NY 14814

**Preliminary Site Plan Review**

Re: **Dandy Mini Mart**  
1065 County Route 64  
Tax ID: 58.03-1-5 & 58.03-1-4

Application Materials Received – January 16, 2019  
Planning Board Meeting – February 5, 2019

**Project Description**

The applicant previously submitted a Site Plan application to construct a new 7,357 square foot convenience mart with fueling stations, fast food restaurant, and a car wash. The fueling stations will consist of one 225' x 25' gasoline fueling station with nine (9) dispensers and one 44' x 26' diesel fueling station with two (2) dispensers. The Town Board adopted Resolution No. 05-012319 at the January 23, 2019 Town Board meeting amending the definition of the convenience mart to allow for four uses on this lot and for a drive through restaurant to be permitted. In addition, the Town Board amended Section 17.36.190 to allow the fuel dispensers to be located in the front yard.

The applicant has submitted the following to date:

- Site Plan Application
- Site Plan Drawings consisting of eighteen (18) sheets, prepared by Hunt Engineers, Architects & Surveyors dated March 2018.
- Engineering Report prepared by Hunt Engineers, Architects & Surveyors dated March 2018.
- Stormwater Pollution Prevention Plan prepared by Hunt Engineers, Architects & Surveyors dated March 2018.
- SEQR Short Form EAF

**Applicable References to Town Code & Comments**

*(The references to the Town Code are merely summaries and are not inclusive. If uncertainty arises, refer to the appropriate section of the Town Code for clarification.)*

**17.12.010**

**Use Requirements**

**Comment:** A convenience mart is a permitted use under site plan approval in the Business Regional (BR) Zone.

**17.16.020(J)(1) Bulk and Density Controls****Comments:**

- The applicant is compliant with all bulk and density requirements for the BR Zone.
- The proposed setbacks noted on the zoning table on Sheet L1.0 appears to be incorrect. The proposed setbacks appears to be larger than the dimensions noted in the table. This should be updated on the plans.
- The zoning table indicates accessory building requirements. The car wash would not be considered an accessory structure. There are four principal uses for this lot and therefore all structures are related to the principal use with no accessory uses or structures. The table shall be updated to reflect this.
- The zoning table shall also include Parcel B as it is part of this project.

**17.32.090 (D) Preliminary Plan Requirements**

The applicant has provided sufficient items required under this section in order to complete a concise review of the project. We recommend the Planning Board deem the application complete. However, several items noted within the review letter need to be addressed by the applicant.

**17.36.190 Vehicle Sales and Lease Development Requirements**

The applicant has provided a lighting plan; however, lighting foot-candle levels have not been included on the plan to determine compliance with Section 17.36.240

**17.24.020 Aquifer Protection Overlay District (APOD)**

The project is within Area II District of the Aquifer Protection Overlay District. As a result, supplemental regulations apply for the proposed use. The applicant shall address the following items:

1. All petroleum bulk storage facilities installed above or below ground shall comply with New York State Department of Environmental Conservation requirements.
2. A list of all toxic substances, hazardous materials, or hazardous wastes known to be used or stored on the property shall be provided to the Town of Big Flats Planning Department.
3. Floor drains shall be connected to a holding tank or sanitary sewer equipped with an oil and grit separating tank.
4. The applicant shall verify the number, location and size of any underground storage tanks. The Planning Board may require additional measures to minimize the risk of groundwater contamination. The applicant shall comply with the requirements of New York State Petroleum Bulk Storage Code found in 6 NYCRR 612, 613 and 614 for any storage tanks holding 1,100 gallons or more.

**17.37 Stormwater Management and Erosion and Sediment Control**





The applicant is proposing an infiltration basin as part of the overall stormwater management for this development. This project would be considered a hot-spot land use activity and runoff from around the fueling areas is required to be diverted away from the infiltration basin.

This project will disturb over 1 acre, will require an NOI for coverage under the SPDES program, and will require the preparation of the SWPPP. The Chemung County Stormwater Coalition will review the SWPPP.

Bergmann will coordinate with Chemung County Stormwater Coalition and provide comments to be incorporated into their review.

#### **17.48 Off-Road Parking and Loading Requirements**

For a convenience mart, three (3) parking spaces per 1,000 square feet of gross floor area is required. For this project, 22 spaces are required and the applicant is proposing 34 parking spaces plus 2 handicapped spaces. The parking stalls are proposed to be 10' x 20', which exceed the code requirements.

A full size truck-turning plan shall be provided by the applicant and presented to the Board for review.

The applicant has provided a landscape plan but the plan does not show the location of the various species identified on the plan. This will need to be updated to ensure compliance with this section.

A lighting plan has been provided but it does not provide foot-candle levels. This shall be provided to ensure compliance with the requirements of Section 17.36.240.

The applicant shall indicated a snow storage/removal area per Section 17.48.010(O)(9).

The applicant shall provide information on the deliveries of both petroleum product and items for the convenience mart in terms of frequency, hours and duration. The applicant shall denote where the delivery trucks will be parked to ensure safe circulation for customer and pedestrian traffic.

#### **17.52 Signs**

The Zoning Board granted sign variances at the December 2018 Zoning Board meeting. However, the signage plans in the package submitted are not consistent with what was approved by the Zoning Board. We recommend the signage plans be updated to be consistent with what was approved.

All signs must be setback a minimum of five feet from the edge of the road. It is difficult to determine from the site plan if the proposed signs will be compliant with this setback. The applicant shall include a dimension or revise the location of the signage accordingly.

#### **Additional Site Plan Review Comments**

These comments are based on the preliminary site plans and Bergmann reserves the right to provide additional comments upon future submission of information related to this application.



- A. Driveway – the Chemung County Public Works will need to review and approve the proposed driveways along County Route 64. The applicant shall indicate if the western driveway will be a right turn only movement for the exit.
- B. A lot consolidation plan will be required as a condition of this project to consolidate Parcel "A" and Parcel "C" into a single parcel.
- C. The plans shall indicate the proposed Williams Toyota driveway from the car wash drive thru to ensure the two projects are coordinated.
- D. Upon demolition of the former storage units on this property, it appears there may be an area of isolated wetlands on the northern portion of the site. The applicant shall indicate if a wetland delineation or review was completed for this project. If wetlands are present on the site, permitting may be required.
- E. Water & Sewer – the applicant will need review and approval from the Town of Big Flats Water Department and Chemung County Sewer for the proposed water and sewer services.

### **State Environmental Quality Review**

The proposed development is an Unlisted action with an uncoordinated review. The applicant has submitted the Short EAF for this project. Due to the nature of this development, we recommend that the applicant submit the Long Form EAF.

### **County Review:**

The site plan must be referred to the Chemung County Planning Board for a review of potential intermunicipal impacts because the site meets at least one of the criteria for referral found in the General Municipal Law (GML) of New York State:

- The site borders the right-of-way of County Route 64 meeting the criteria of within five hundred feet of the right-of-way of an existing or proposed county or state parkway, thruway, expressway, road or highway. [GML 239-m(b)(iii)]

### **Recommendation**

The following actions need to be completed by the Planning Board:

1. Start SEQR Process:

The applicant has submitted the Short EAF Form and for this project; however, due to level of development for this project we recommend that the Long EAF form be submitted. Once Part 1 of the Long EAF form has been received, we recommend that the Planning Board declare itself lead agency status.

2. Refer application to the Chemung County Planning Board:





The site plan application must be referred to the Chemung County Planning Board for a review of potential intermunicipal impacts because the site meets at least one of the criteria for referral found in the General Municipal Law (GML) of New York State:

3. Take action on site plan application:

We recommend that the Planning Board deem the application complete and accept it as a Preliminary Site Plan. No further action can be done until SEQR is completed and County review has been completed.

If you have any questions regarding this review letter, please contact me by phone at (607) 333-3120 or via email at [rswitala@bergmannpc.com](mailto:rswitala@bergmannpc.com).

Best Regards,

BERGMANN ASSOCIATES

Robert Switala, PE, CPESC, CPSWQ  
Principal



## 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](http://www.chemungcountyny.gov)

[planning@co.chemung.ny.us](mailto: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 \_\_\_\_\_

Referring Official: \_\_\_\_\_ Title: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ E-mail: \_\_\_\_\_

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

Petitioner(s): \_\_\_\_\_ Phone: \_\_\_\_\_

Petitioner's Mailing Address: \_\_\_\_\_ E-mail: \_\_\_\_\_

Location of Property: \_\_\_\_\_

Tax Map Parcel Number(s): \_\_\_\_\_

Current Zoning District: \_\_\_\_\_

#### 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"/> 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):



**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): \_\_\_\_\_
- ☐ (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		
City Council		

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

**"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 SOUTHPORT

1139 Pennsylvania Avenue • Elmira New York 14904  
(607) 734-1548

## BOARD OF APPEALS

Date: 2/8/2019

I/We hereby appeal to the Town of Southport Board of Appeals

Applicant name: Dan Williams

Applicant address: 1251 Penn Ave  
Pine City, NY 14871

regarding the decision of the Town of Southport Code Enforcement Officer on an application in the year 2019 denied for the following:

<input checked="" type="checkbox"/> Permit to Build	<input checked="" type="checkbox"/> Permit for Use
<input type="checkbox"/> Permit for Occupancy	<input type="checkbox"/> Temporary permit or extension thereof
<input type="checkbox"/> Certificate of Existing Use	

Property Location: Penn Ave & Furman Rd

Tax map #: 109.03-1-14.13 Zoned: R2

Current Use: Vacant lot Requires Planning Board Approval No

Appeal is made herewith for:

☐ Interpretation of the Zoning Ordinance or Zoning Map  
☐ Area Variance  
☒ Use Variance  
☐ Appeal of Zoning Officer Decision (other than above)

Zoning ordinance section reference: 525 Use Regulation Table

Previous appeal ☒ has not been made with respect to this decision of the Code Enforcement Officer or with respect to this property.

Previous Appeal ☐ has been made with respect to this. Such appeal(s) were made in appeal dated                      in the form of:

<input type="checkbox"/> Requested interpretation	<input type="checkbox"/> Temporary permit
<input type="checkbox"/> Request for variance	

### REASON FOR APPEAL:

Use Variance to allow for construction and operation of a business.  
Not an allowable use in R2 zone per Ch 525 Use Regulation Table





# TOWN OF SOUTHPORT

1139 Pennsylvania Avenue, Elmira, NY 14904

## Variance Procedure

**Variance procedure** requires a Public Hearing to be held. Procedure on what you will need to do for the Public Hearing will be provided to you. The Town will also post a sign on the variance property stating the date and time of the Public Hearing. It will take at least two meetings before you will have the Board of Appeals decision. There is no guarantee your variance will be granted. If your Variance is granted, you may also be required to go before the Planning Board for Site Plan Review. Code Enforcement will provide you with all information needed.

If the Variance application is approved, a Building Permit is required for any construction, renovations, or alterations. ALL commercial projects will require stamped architect prints. ALL other projects costing \$20,000 and over will require stamped architect prints. Discuss your project fully with the Code Enforcement Officer.

1. Write a detailed letter to the **Board of Appeals** explaining your request.
2. Fill out attached State Environmental Assessment (SEQR) form.
3. Read, sign and date the Acknowledgement Sheet.
4. Submit a property survey. Major projects will require full site plan drawings. Discuss with Code Officer.
5. If you do not own the property, provide a letter from the owner giving you permission for your project. If you are buying the property, provide copy of purchase offer agreement (we do not need to know cost).
6. Application fee: **\$75.00** Make check payable to "Town of Southport".

Submit all paperwork to our office 10 days prior to the Board of Appeals meeting 2/8/19  
(Late applications will be put on the next agenda.)

First meeting 2/20/19 Wednesday at 7:00 PM at the Town Hall.  
(You or your representative must attend all meetings.)

\*\*\*\*Some applications need to be reviewed by Chemung County Planning Board\*\*\*\*

I/we hereby certify that I/we have read the instructions and received a copy. I/we understand that a provision of laws and ordinances covering this application will be complied with whether specified or not. Instructions specified here do not presume to give authority to violate or cancel provisions of any other law or local law regulating this application and/or construction or performance of construction relating to this application. I/we understand that I/we cannot operate or start the project applied for herein until such time as the Town of Southport grants approval and all necessary permits are secured.

Applicant signature Daniel Williams Date 2/8/19  
Address 1251 PENNSYLVANIA AVE. PINE CITY, NY 14871  
Phone 607-259-9262 e-mail address DWILLIAMS93@STONY.BR.COM

OFFICE USE: Address:

Tax Map No: 109.03-1-14.13 Zoned: R2



1251 Pennsylvania Avenue, Pine City, NY 14871 (P) 607-215-0410 (F) 607-873-7291

## Variance Request

2/8/19

Town of Southport  
1139 Pennsylvania Avenue  
Elmira, NY 14904

**Re: Corner of Pennsylvania Avenue and Furman Rd. – Variance request**  
**Tax Map Number: 109.03-1-14.13**

Mr. Rocchi,

We are requesting a variance from the current zoning of R-2 to commercial for the construction of a building to house Energy Savers NY LLC. Heather Williams, Mike Overton, and Andy Collier purchased Energy Savers last August and we would like to relocate the office and shop to the corner of Pennsylvania Ave. and Furman Rd. Energy Savers is a low traffic small commercial Glass and Glazing company that performs fabrication of aluminum frames to be installed in commercial buildings. The existing lot is vacant, and the new building will look residential in nature.

Thank you for your consideration. If you have any questions, please contact me. We look forward to working with you.

Respectfully,

A handwritten signature in black ink, appearing to read 'Daniel J. Williams', with a stylized flourish at the end.

Daniel J. Williams  
607-259-9262  
[dwilliams93@stny.rr.com](mailto:dwilliams93@stny.rr.com)



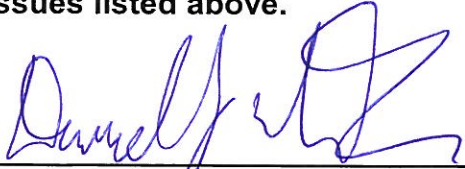
## **Use Variances**

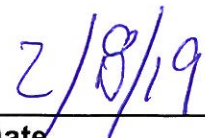
- A. The Zoning Board of Appeals, on an appeal from a decision or determination of the Code Enforcement Officer, shall have the power to grant use variances as defined herein.
- B. No use variance shall be granted by the Zoning Board of Appeals without a showing by the applicant that the zoning regulations and restrictions have caused unnecessary hardship; in order to prove such unnecessary hardship, the applicant shall demonstrate the following facts to the Zoning Board of Appeals for each and every permitted use under the zoning regulations for the particular district in which the lot is located:
- (1) The applicant cannot realize a reasonable return, provided that lack of return is substantial and demonstrated by competent financial evidence;
  - (2) The alleged hardship relating to the lot in question is unique and does not apply to a substantial portion of the district or neighborhood in which the lot is located;
  - (3) The requested use variance, if granted, will not alter the essential character of the district neighborhood in which a lot is located; and
  - (4) The alleged hardship is not self-created.
- C. The Zoning Board of Appeals, in granting a use variance, shall grant the minimum variance that it deems necessary and adequate to address the unnecessary hardship or balance proven by the applicant and at the same time preserve and protect the character of the neighborhood and health, safety and general welfare of the community.

## **ACKNOWLEDGEMENT**

**The above information explains what the Board of Appeals will be considering on a Use Variance application.**

**I acknowledge receiving a copy of this explanation sheet and that it is my responsibility to be prepared to explain and discuss with the Board of Appeals how my application for a Use Variance complies with all of the issues listed above.**

  
\_\_\_\_\_  
**Applicant Signature**

  
\_\_\_\_\_  
**Date**

# 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.

<b>Part 1 - Project and Sponsor Information</b>							
WILLIAMS CONSTRUCTION							
Name of Action or Project: CONSTRUCTION OF NEW BUILDING							
Project Location (describe, and attach a location map): NO PROPERTY ADDRESS - CORNER OF PENNSYLVANIA AVE. & FURMAN RD.							
Brief Description of Proposed Action: WE WOULD LIKE TO CONSTRUCT A NEW BUILDING FOR OFFICES & SHOP TO RELOCATED ENERGY SAVERS NY LLC							
Name of Applicant or Sponsor: HEATHER WILLIAMS/DAN WILLIAMS		Telephone: 607-259-9262					
		E-Mail: DWILLIAMS93@STNY.RR.CO					
Address: WILLIAMS CONSTRUCTION 1251 PENNSYLVANIA AVE. PINE CITY NY							
City/PO: PINE CITY		State: NY	Zip Code: 14871				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			<table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
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.							
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			<table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
If Yes, list agency(s) name and permit or approval:							
3.a. Total acreage of the site of the proposed action?		.37 acres					
b. Total acreage to be physically disturbed?		.10 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.51 acres					
16,120 SF - PARCEL SIZE 3,120 SF - BUILDING							
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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO <input checked="" type="checkbox"/>	YES <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? If the proposed action will exceed requirements, describe design features and technologies: _____		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____		NO <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?		<input checked="" 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____		<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	

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
_____	<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: _____	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: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor name: <u>DANIEL J. WILLIAMS</u> Date: <u>2/8/19</u> Signature: <u><i>Daniel J. Williams</i></u>		



## PLOT PLAN

Date: 2/8/19

Name: HEATHER WILLIAMS

Phone: 607-259-9262

Owner Address: 148 MOUNTAIN VIEW DR/VE  
PINE CITY, TN 37371

Middle box represents your parcel. Draw in existing structures and their sizes as if you were looking down on the property. Draw in what you want to build, if any, and their sizes. Label how far all old and new structures are from lot lines.

\*Lot lines are where your property pins are. Do no measure from sidewalk or edge of road. Measure from your front property pin. Talk to Code Enforcement Officer if not sure.

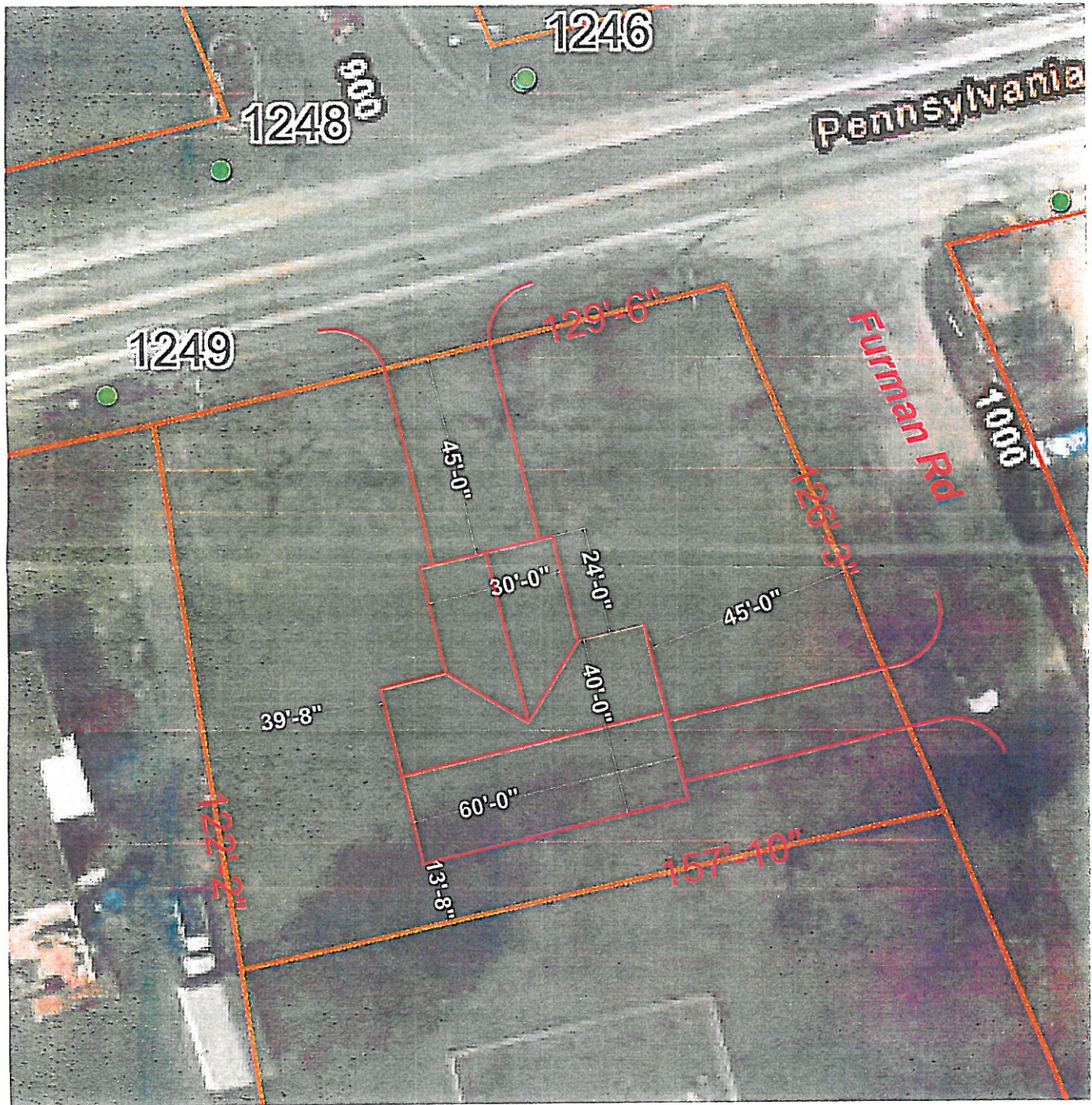
Neighbor on left

Neighbor on right

SEE ATTACHED

Address: PENNSYLVANIA AVE / FURMAN RD.

Is this a corner lot? YES







## 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](http://www.chemungcountyny.gov)

[planning@co.chemung.ny.us](mailto: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 \_\_\_\_\_

Referring Official: \_\_\_\_\_ Title: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ E-mail: \_\_\_\_\_

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

---

Petitioner(s): \_\_\_\_\_ Phone: \_\_\_\_\_

Petitioner's Mailing Address: \_\_\_\_\_ E-mail: \_\_\_\_\_

Location of Property: \_\_\_\_\_

Tax Map Parcel Number(s): \_\_\_\_\_

Current Zoning District: \_\_\_\_\_

---

**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"/> 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):

**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): \_\_\_\_\_
- ☐ (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		
City Council		

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

**"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.**





February 8, 2019

Mr. Peter Rocchi  
Code Enforcement Officer  
Town of Southport  
1139 Pennsylvania Avenue  
Elmira, NY 14904

RE: Proposed Southport Convenience Store & Restaurant  
Area Variance Application  
FE Project #2018-081

Dear Mr. Rocchi:

David and Robert Cleary (the Applicants) are proposing to construct a new 6,200 sq. ft. convenience store with a small drive-thru restaurant and a fueling station at the following parcels:

- 1156 Broadway, Elmira, NY (TMP#109.10-1-25)
- 985-989 Sebring Avenue, Pine City, NY (TMP#109.10-1-27, 28 & 29)

Through the local approval process, the Applicants are proposing to combine all four parcels into one parcel and demolish all existing structures. The above-mentioned parcels are currently zoned as Commercial Regional (CR), and the proposed actions are permitted uses.

The proposed use, that of a convenience store with a small fast-food drive-thru and associate fueling station, is lacking in this particular part of Town. The design being proposed is limited by the project parcel's minimum size (under-sized based on zoning requirements), unique shape (three front yards), and bordering two County highway right-of-ways (limiting driveway placement due to an existing traffic light). The Applicants propose to develop an efficient, dense, and multi-commercial facility positioned at an ideal intersection for such a use.

In order to achieve such a design, relief is being requested from multiple elements of the Town of Southport's Zoning Law:

- Lot Size: Min. lot size 1.0 acre (per 525-110 – Vehicle Fueling Station)
  - Proposed lot is 0.88 Acres (through combination of four existing parcels)
- Building Setbacks: Max. Front Setback 12 ft. (per CR form-based requirements)
  - Proposed Building 70 ft. from Broadway
  - Proposed Building 48 ft. from Penn. Ave.
  - Proposed Building 62 ft from Sebring St.
- Fuel Canopy Setbacks: 25 ft. (per 525-110 – Vehicle Fueling Station)
  - Proposed canopy 20 ft. from front property line (Broadway)
- Drive aisle width: Min. width 22 ft. (per 525-75)
  - Proposed 21 ft. drive aisle width associated with drive-thru and escape / through lane

The following is the standard area variance questions with our responses and attached plans for supporting documentation:

(i) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;

**An undesirable change shall not happen if the variances are granted. The character of the neighborhood would not change based on the approval of the variances requested. The existing building is a former drive-through restaurant. The Town is actively promoting the subject parcels for commercial redevelopment despite the parcels' location adjoining existing residential properties. The requested relief associated with the various bulk and density requirements will allow for the parcel to be developed in a similar manner to surrounding commercial properties. The redevelopment of an un-used commercial property would only seek to benefit the neighborhood.**

(ii) Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;

**The benefit sought, that of a dense multi-commercial facility positioned at a busy intersection, cannot be achieved by another method, while utilizing these four parcels. The Applicants have not been offered or made available for purchase in order to alleviate the dimension requirements of which relief is being requested. Reducing the size of the building, the number of fuel pumps, or eliminating the small fast food drive-thru use are not options for the Applicants based on the necessary density and efficiency of such a commercial site.**

(iii) Whether the requested area variance is substantial;

**The relief being requested is not substantial when one considers the limitations and difficulties to develop such a parcel(s) with such a dense and efficient commercially viable project.**

(iv) Whether the proposed area variance will have an adverse affect or impact on the physical or environmental conditions in the neighborhood or district; and

**The proposed area variances will not have an adverse affect or impact on the physical or environmental conditions. The redevelopment of the proposed parcels would clean up an underutilized and aging commercial property, improving the aesthetics, traffic flow (by limiting only two driveways as opposed to four minor commercial driveways, one for each of the four existing parcels), and stormwater management (as the site currently allows for sheet run-off of stormwater).**

(v) Whether the alleged difficulty was self-created, which consideration shall be relevant to the Board's discussion but shall not necessarily preclude the granting of the area variance.

**The difficulty to comply with the stated dimensional requirements is not self-created when one considers that the Town's own Request for Development Proposal (issued 06/13/18) calls for the revitalization of an undersized parcel(s) with a commercially viable project for the area. A project, such as the one being proposed with its proposed density, efficiency, and multi-fascinated commercial nature, would thrive at such a location, despite the requested relief. Contending with three front yards, the proximity to a traffic light at a large County intersection (Penn. Ave & Broadway) requiring adequate separation for driveways, and no options for additional land all while maintaining**



**adequate traffic flow (vehicular and truck), providing for adequate stormwater management, and presenting a commercially viable project for the site are what creates such difficulties.**

We look forward to introducing the project to the ZBA at the February 20<sup>th</sup> meeting. In the meantime, If you have any questions or comments, please feel free to contact me at (607) 734-2165, ext. 237.

Sincerely,

FAGAN ENGINEERS & LAND SURVEYORS, P.C.



Brian M. Grose, EIT  
Staff Engineer

L:\PROJECTS\2018\2018-081\Town PB\Area Variance 2019-02-08.doc



# TOWN OF SOUTHPORT

1139 Pennsylvania Avenue, Elmira, NY 14904

## Variance Procedure

**Variance procedure** requires a Public Hearing to be held. Procedure on what you will need to do for the Public Hearing will be provided to you. The Town will also post a sign on the variance property stating the date and time of the Public Hearing. It will take at least two meetings before you will have the Board of Appeals decision. There is no guarantee your variance will be granted. If your Variance is granted, you may also be required to go before the Planning Board for Site Plan Review. Code Enforcement will provide you with all information needed.

If the Variance application is approved, a Building Permit is required for any construction, renovations, or alterations. ALL commercial projects will require stamped architect prints. ALL other projects costing \$20,000 and over will require stamped architect prints. Discuss your project fully with the Code Enforcement Officer.

1. Write a detailed letter to the **Board of Appeals** explaining your request.
2. Fill out attached State Environmental Assessment (SEQR) form.
3. Read, sign and date the Acknowledgement Sheet.
4. Submit a property survey. Major projects will require full site plan drawings. Discuss with Code Officer.
5. If you do not own the property, provide a letter from the owner giving you permission for your project. If you are buying the property, provide copy of purchase offer agreement (we do not need to know cost).
6. Application fee: **\$75.00** Make check payable to "Town of Southport".

Submit all paperwork to our office 10 days prior to the Board of Appeals meeting \_\_\_\_\_  
(Late applications will be put on the next agenda.)

First meeting February 20, 2019 Wednesday at 7:00 PM at the Town Hall.  
(You or your representative must attend all meetings.)

\*\*\*\*Some applications need to be reviewed by Chemung County Planning Board\*\*\*\*

I/we hereby certify that I/we have read the instructions and received a copy. I/we understand that a provision of laws and ordinances covering this application will be complied with whether specified or not. Instructions specified here do not presume to give authority to violate or cancel provisions of any other law or local law regulating this application and/or construction or performance of construction relating to this application. I/we understand that I/we cannot operate or start the project applied for herein until such time as the Town of Southport grants approval and all necessary permits are secured.

Applicant signature [Signature] - Engineer for Applicant Date 02-08-2019

Address 360 South Main Street, Elmira, NY 14904

Phone 607-734-4869 e-mail address david@pudgiespizza.com

OFFICE USE: Address:

Tax Map No:

Zoned:



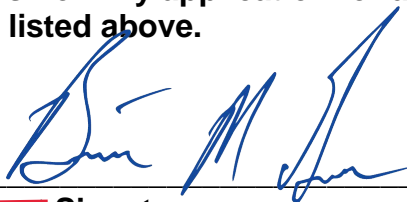
## **Area Variances**

- A. The Zoning Board of Appeals, on an appeal from a decision or determination of the Code Enforcement Officer, shall have the power to grant area variances as defined herein.
- B. In making the determination, the Zoning Board of Appeals shall take into consideration the benefit to the applicant, if the area variance is granted, as weighed against the detriment to the health, safety, and general welfare of the neighborhood or community by such grant. In making such determination, the Board shall consider the following:
- (1) Whether an undesirable change will be produced in the character of the neighborhood or community or a detriment to nearby properties will be created by the granting of the area variance;
  - (2) Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;
  - (3) Whether the requested area variance is substantial;
  - (4) Whether the proposed area variance will have an adverse affect or impact on the physical or environmental conditions in the neighborhood or district;
  - (5) Whether an alleged difficulty of compliance with the zoning requirement was self-created, which is relevant to the decision but shall not necessarily preclude the granting of the area variance.

## **ACKNOWLEDGEMENT**

**The above information explains what the Board of Appeals will be considering on an Area Variance application.**

**I acknowledge receiving a copy of this explanation sheet and that it is my responsibility to be prepared to explain and discuss with the Board of Appeals how my application for an Area Variance complies with all of the issues listed above.**



**Applicant Signature**

Engineer for Applicant

**Date**

# ***Short Environmental Assessment Form***

## ***Part 1 - Project Information***

### **Instructions for Completing**

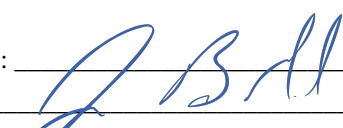
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
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.			<b>NO</b>
			<b>YES</b>
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:			<b>NO</b>
			<b>YES</b>
3.a. Total acreage of the site of the proposed action? _____ 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 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?  b. Consistent with the adopted comprehensive plan?	<b>NO</b>	<b>YES</b>	<b>N/A</b>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<b>NO</b>	<b>YES</b>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ _____	<b>NO</b>	<b>YES</b>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? (This Land Use utilizes Pass-By Traffic more than Generates Traffic)  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?	<b>NO</b>	<b>YES</b>	
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: _____ _____	<b>NO</b>	<b>YES</b>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____ _____	<b>NO</b>	<b>YES</b>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____ _____	<b>NO</b>	<b>YES</b>	
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?	<b>NO</b>	<b>YES</b>	
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: _____ _____ _____	<b>NO</b>	<b>YES</b>	
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			
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?	<b>NO</b>	<b>YES</b>	
16. Is the project site located in the 100 year flood plain?	<b>NO</b>	<b>YES</b>	
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: <input type="checkbox"/> NO <input type="checkbox"/> YES _____ _____	<b>NO</b>	<b>YES</b>	



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: _____ _____ _____	<b>NO</b>   	<b>YES</b>   
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: _____ _____ _____	<b>NO</b>   	<b>YES</b>   
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: _____ _____ _____	<b>NO</b>   	<b>YES</b>   
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor name: _____ Date: _____ Signature:  _____		





LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING EDGE OF ROADWAY
- EXISTING CURB LINE
- EXISTING SANITARY SEWER
- EXISTING GAS MAIN
- EXISTING UTILITY LINE
- EXISTING FENCE LINE
- EXISTING WATER LINE
- EXISTING CONTOUR LINE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CONTOUR LINE
- PROPOSED EASEMENT
- PROPOSED STORM SEWER
- PROPOSED EDGE OF ROADWAY
- PROPOSED CURB LINE
- PROPOSED SANITARY SEWER
- PROPOSED GAS LINE
- PROPOSED UTILITY LINE
- PROPOSED WATER LINE
- PROPOSED SILT FENCE
- PROPOSED COMPOST SOCK
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT ASSEMBLY
- EXISTING CLEANOUT
- EXISTING SPOT ELEVATION
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER VALVE
- PROPOSED THRUST BLOCK
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED CLEANOUT
- PROPOSED LIGHTING FIXTURE
- PROPOSED SPOT ELEVATION
- PROPOSED DRYWELL
- PROPOSED CATCH BASIN
- PROPOSED INLET PROTECTION

Rev.	Date	Revision Description
1.	01-20-19	Revised Broadway Ent. as per CODPW

SEAL

**SOUTHPORT CONVENIENCE  
STORE & RESTAURANT**  
TOWN OF SOUTHPORT, CHEMUNG COUNTY, NEW YORK

**FAGAN**  
ENGINEERS  
& LAND SURVEYORS P.C.  
113 East Chemung Place  
Elmira, N.Y. 14904  
Phone: (607) 734-2165  
Fax: (607) 734-2169  
www.FaganEngineers.com

Scale:	1" = 20'
Date:	January 16, 2018
Design By:	BMG
Drawn By:	RSN
Checked By:	JBG
Project No.:	2018.081
Drawing Name:	18081-sk.dwg

**EXISTING  
CONDITIONS**

**C1**

Note:  
Utility information has been plotted from available sources and their locations and size should be considered approximate only. The contractor is responsible for determining exact utility locations, sizes, and elevations prior to commencing construction. If uncharted or misplotted utilities are encountered, the contractor is required to notify the owner immediately.

New York State law requires excavators to contact the one-call notification system prior to digging to prevent damage to buried facilities.  
**IT'S THE LAW!**  
Call three days before you dig!  
**1-800-962-7962**  
Dig Safely New York  
(non-members must be contacted separately)

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Rev.	Date	Revision Description
1.	01-20-19	Revised Broadway Ent. as per CODPW

It is A Violation Of The New York Education Law, Article 145 Section 7209, For Any Person, Unless He is Acting Under The Direction Of A Licensed Professional Engineer Or Land Surveyor To Alter An Item In Any Way, If An Item Bearing The Seal Of An Engineer Or Land Surveyor Is Altered, The Altering Engineer Or Land Surveyor Shall Affix To The Item His Seal And The Notation "Altered By" Followed By His Signature And The Date Of Such Alteration, And A Specific Description Of The Alteration.

SEAL

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**CONCEPT PLAN**  
**SK-1**