

CHEMUNG COUNTY PLANNING BOARD

Chemung County Commerce Center

400 East Church Street

Elmira, New York 14902-0588

Telephone: (607) 737-5510

RONALD PANOSIAN

Chairman

NICOLETTE A. WAGONER, AICP

Commissioner

TO : CHEMUNG COUNTY PLANNING BOARD

RE : NOTICE OF NEXT MEETING

JANUARY 25 2018, THURSDAY

3:00 PM

Chemung County Commerce Center

****400 East Church Street – Lower Level Conference Room****

Elmira, NY

On-Street Parking Available

CALLED BY: Ronald Panosian, Chairman

- 1. Approval of December 2017 Meeting Notes**
- 2. Zoning Referrals**

A. Referred by: Town of Southport

Petitioner : Up State Tower Co., LLC Budd Street Properties LLC, Owner
4915 Auburn Ave. 61 Combs Hill Rd.
Suite 208 Pine City, New York 14871
Bethesda, Maryland 20814

Subject : Request for site plan approval to construct a telecommunications tower. Property is located in a Commercial Neighborhood (CN) zoning district at the easterly terminus of Morley Place within 500' of Clemens Center Parkway/SR 14.

B. Referred by: Town of Southport

Petitioner : Leon Tuttle
407 Rogers Rd.
Wellsburg, New York 14894

Subject : Request for site plan approval to construct storage building. Property is located in an Industrial (I) zoning district at 2147 S. Broadway within 500' of SR 14.

C. Referred by: Town of Big Flats

Petitioner : Hunt Engineers Elmira Corning Regional Airport
o/b/o Elmira Corning Regional Airport 276 Sing Sing Road
Airport Corporate Park Airport Manager's Office
100 Hunt Center Suite 1
Horseheads, New York 14845 Horseheads, New York 14845

Subject : Request for approval of subdivision and zoning area variance to create new lot from existing three lots and two non-compliant lots to facilitate airport development and access road on the proposed new undersized lot. Property is located in an Airport Business Development zoning district at 348 Sing Sing Road within 500' of CR #17.

D. Referred by: Town of Big Flats

Petitioner : Carpenter Consulting Group T&R Cinema Corp., Owner
o/b/o Upstate Cell Tower 127 Hendy Creek Road
17 Industrial Street Elmira, New York 14905
Rochester, New York 14614

Subject : Request for site plan approval and zoning area variances to construct a telecommunications facility with associated area variances for height, and side-, rear- or front- lot line setback distance requirements opposing setback distance requirements. Property is located in a Commercial Light Industrial (CL) zoning district off Hendy Creek Road within 500' of Town of Elmira boundary line.

E. Referred by: Town of Big Flats

Petitioner : Carpenter Consulting Group T&R Realty Corp., Owner
o/b/o Upstate Cell Tower 1041 Hhds.-Big Flats Road
17 Industrial Street CR #64
Rochester, New York 14614 Elmira, New York 14903

Subject : Request for site plan approval and zoning area variances to construct a telecommunications facility with associated area variances for height, and side-, rear- or front- lot line setback distance requirements opposing setback distance requirements. Property is located in a Business Regional (BR) zoning district at 1041 Horseheads-Big Flats Road County Route 64 within 500' of CR 64.

F. Referred by: Town of Horseheads

Petitioner : Delaware River Solar Real Estate, LLC
33 Irving Place
Suite 1090
New York, New York 10003

Subject : Request for site plan approval for installation of two community solar photovoltaic facilities. Property is located in an Ag and Hill, and Residence AA zoning districts at 198 Hickory Grove Road within 500' of CR 57.

3. **Planning Commissioner's Report**
 - a. **CCPB By-laws revisions**

Respectfully submitted,

**Nicolette A. Wagoner
Planning Commissioner
January 18, 2018**

**CHEMUNG COUNTY PLANNING BOARD MEETING
400 EAST CHURCH STREET – LOWER LEVEL CONFERENCE ROOM
ELMIRA, NEW YORK
JANUARY 25, 2018
3:00 P.M.**

ADDITIONAL AGENDA ITEM

G. TOWN OF SOUTHPORT – Review of proposed site plan for construction of 30'x30' addition to existing building. Petitioner is Charlie Rizzo for Elmira Little Theatre. Property is located in a Commercial Regional (CR) zoning district at 961 Pennsylvania Avenue within 500' of CR 69.

Respectfully submitted,

**Nicolette A. Wagoner
Planning Commissioner
January 23, 2018**