

**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**

**MARCH 22, 2018, THURSDAY  
3:00 PM  
Chemung County Commerce Center  
\*\*400 East Church Street – Lower Level Conference Room\*\*  
Elmira, N. Y.  
On-Street Parking Available**

**CALLED BY: Ronald Panosian, Chairman**

1. Call to Order
2. Approval of February 15, 2018 Meeting Notes
3. Visitor Comments – agenda items only
4. Zoning Referrals

**ZONING REFERRALS:**

**A. Referred by: Town of Big Flats**

**Petitioner : Arnot Mall Arnot Realty Corporation, Owner  
3300 Chambers Rd. So. 230 Colonial Dr.  
Suite 5127 Horseheads, New York 14845  
Horseheads, New York 14845**

**Subject : Request for site plan approval for proposed demolition and redevelopment of former anchor retail store structure to add mixed uses of restaurant, retail and hotel, and inclusion of outdoor plaza with greenspace. Property is located in a Business Regional (BR) zoning district at 3300 Chambers Rd. within 500' of Chambers Rd. CR 35.**

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**B. Referred by:** Town of Big Flats

**Petitioner** : Chambers Hospitality, Inc. Arnot Realty Corporation, Owner  
5 East Market St. 230 Colonial Dr.  
Corning, New York 14830 Horseheads, New York 14845

**Subject** : Request for site plan approval for proposed construction of hotel. Property is located in a Business Regional (BR) zoning district at 3300 Chambers Rd. within 500' of Chambers Rd. CR 35.

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**C. Referred by:** Town of Big Flats

**Petitioner** : Kelly Spaulding GRI IX Empire Big Flats LLC/Party City, Owner  
5 East Market St. 230 Colonial Drive  
Corning, New York 14830 Horseheads, New York 14845

**Subject** : Request for sign variance to allow installation of storefront window graphics exceeding maximum allowable coverage. Property is located in a Business Regional (BR) zoning district at 830 Horseheads-Big Flats Rd. within 500' of CR 64.

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**D. Referred by:** Town of Big Flats

**Petitioner** : McDonald's USA LLC  
801 Lakeview Dr.  
Blue Bell, Pennsylvania 19422

**Subject** : Request for sign area variance to allow installation of façade signs post-renovation exceeding maximum number allowable. Property is located in a Business Regional (BR) zoning district at 3327 Chambers Rd. within 500' of CR 35.

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**E. Referred by:** Town of Southport

**Petitioner** : Chad West Marc Shepard, Owner  
175 Beckwith Rd. 44 Bartholomew Rd.  
Pine City, New York 14871 Pine City, New York 14871

**Subject** : Request for special use permit for proposed conversion of first floor vacant commercial space in existing building into a one-bedroom apartment in addition to two existing apartments. Property is located in a Commercial Neighborhood (CN) zoning district at 1529 Pennsylvania Avenue within 500' of CR 69.

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**F. Referred by:** Town of Erin

**Petitioner** : Jeremy Keller  
30 Keller Dr.  
Erin, New York 14838

**Subject** : Request for special use permit to establish and operate towing service.  
Property is located in a Residential (R-2) zoning district at 1371 Breesport Rd. within 500' of SR 223.

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**G. Referred by:** Town of Chemung

**Petitioner** : Delaware River Solar, LLC  
33 Irvine Pl.  
New York, New York 10003

**Subject** : Request for special use permit to install and operate solar facility.  
Property is located in a Residence Agriculture (RA) zoning district at 94 Snell Rd. within 500' of Old Route 17 (CR 60).

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5. Visitor Comments – Any matters.

Respectfully submitted,

Nicolette A. Wagoner  
Planning Commissioner  
March 15, 2018