

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

**APRIL 26, 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 March 22, 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 approval of site plan amendment for proposed establishment and operation of a farmers market. Property is located in a Business Regional (BR) zoning district at 3300 Chambers Rd. within 500' of Chambers Rd. CR 35.

B. Referred by: Town of Big Flats

Petitioner : Yunis-Welliver, Inc.
250 N. Genesee St.
Montour Falls, New York 14865

Subject : Request for approval of site plan for proposed expansion of existing parking lot, and zoning area variance to exceed maximum lot coverage requirements. Property is located in an Airport Business Development District (ABD) zoning district at 326 Daniel Zenker Dr. within 500' of Kahler Rd. CR 63.

C. Referred by: Town of Big Flats

Petitioner : Ferrario Realty NY, Inc.
2472 Corning Rd.
Elmira, New York 14903

Subject : Request for approval of site plan for proposed construction of auto sales facility with associated display areas and parking lot. Property is located in a Business Regional (BR) zoning district on the east side of Fisherville Rd. within 500' of CR 64C.

D. Referred by: Town of Big Flats

Petitioner : Ferrario Realty NY, Inc.
2472 Corning Rd.
Elmira, New York 14903

Subject : Request for zoning area variance to exceed vehicle display setback distance. Property is located in a Business Regional (BR) zoning district on the east side of Fisherville Rd. within 500' of CR 64C.

E. Referred by: Town of Big Flats

Petitioner : Dandy Mini Marts, Inc.
6221 Mile Lane Rd.
Sayre, Pennsylvania 14903

Subject : Request for approval of site plan for proposed construction of convenience mart with fueling stations and car wash. Property is located in a Business Regional (BR) zoning district at 1065 Horseheads-Big Flats Rd. within 500' of CR 64.

F. Referred by: Town of Big Flats

Petitioner : Randy Parker
315 Bannister Rd.
Breesport, New York 14816

Subject : Request for approval of site plan to sell and display additional products, facilitate group sales, gatherings and activities, associated with farmers markets. Property is located in a Business Regional (BR) zoning district at 791 Horseheads-Big Flats Rd. within 500' of CR 64.

G. Referred by: Town of Big Flats

Petitioner : Bill and Martha Benedict
48 Benedict Boulevard
Elmira, New York 14903

Subject : Request for approval of site plan for proposed construction of one-story structure including outdoor walking paths and associated landscaping. Property is located in a Rural (RU) zoning district at 48 Benedict Boulevard within 500' of Town of Horseheads boundary line.

H. Referred by: City of Elmira

Petitioner : James Capriotti
303 W. Church St.
Elmira, New York 14901

Subject : Request for zoning use variance for proposed conversion of existing vacant building into nine apartments which exceeds allowed uses set forth in current zoning district regulations. Property is located in a Residence "A" (RA) zoning district at 722 W. Water St. within 500' of SR 352.

I. Referred by: Town of Southport

Petitioner : Charles Houck II
29 Sunset Rd.
Wellsburg, New York 14894

Subject : Request for zoning area variance for proposed erection and placement of accessory structure which exceeds allowable front-yard setback distance requirements. Property is located in an Agricultural Residential (RA) zoning district at 29 Sunset Rd. within 500' of SR 14.

J. Referred by: Town of Southport
Petitioner : Town of Southport
Subject : Request to review proposed amendment to Town Code Section 525-107 Home Occupation to correct Section number regarding sign installation requirement, to be noted as Section 525-90.

K. Referred by: Town of Elmira
Petitioner : Shawn Van Houten
42 Romen Rd.
Elmira, New York 14905
Subject : Request for zoning use variance to permit establishment and operation of drive-through fast food business not allowable under current zoning district use regulations. Property is located in an Agricultural- Rural Residential (AR) zoning district at Jerusalem Hill Rd. and Lowman Rd. within 500' of CR 1 and CR 2 respectively.

L. Referred by: Town of Ashland
Petitioner : Town of Ashland
Subject : Request to review proposed Local Law No. 1 of 2018 to amend zoning law for development of solar energy systems.

M. Referred by: Town of Ashland
Petitioner : Town of Ashland
Subject : Request to review proposed Town of Ashland Comprehensive Plan.

5. Visitor Comments – Any matters.

Respectfully submitted,

Nicolette A. Wagoner
Planning Commissioner
April 19, 2018