

**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**

**JUNE 28, 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 May 24, 2018 Meeting Notes
3. Visitor Comments – agenda items only
4. Zoning Referrals

**ZONING REFERRALS:**

**A. Referred by: Town of Southport Tabled from 5/24/2018 CCPB Meeting**

**Petitioner : Bohler Engineering  
o/b/o Franklin Land Associates, LLC.  
17 Computer Drive  
Albany, New York 12205**

**Subject : Request for approval of site plan for construction of retail store. Property is located in a Commercial Neighborhood (CN) zoning district at 1825 Pennsylvania Avenue within 500' of SR 328.**

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**B. Referred by:** Town of Big Flats Tabled from 5/24/2018 CCPB Meeting

**Petitioner** : Randy Williams  
6221 Mile Lane Rd.  
Sayre, Pennsylvania 18840

**Subject** : Request for approval of zoning area variances to allow vehicles for display and sale exceeding setback distance requirements, requesting relief from requirements for parking bay islands and no raised landscape islands, the installation of five façade signs exceeding maximum number of façade signs permitted, and freestanding sign exceeding maximum sign area permitted; site plan for construction of auto dealership building with associated parking. Property is located in a Business Regional (BR) zoning district at 1068 Horseheads-Big Flats Rd. within 500' of Horseheads-Big Flats Rd. (CR 64).

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

**Petitioner** : Shelia Fedoriw  
62 Markle Hollow Rd.  
Horseheads, New York 14845

**Subject** : Request for approval of subdivision plat to create two parcels from existing lot. Property is located in a Rural (RU) zoning district at 62 Markle Hollow Rd. within 500' of Town of Corning/Steuben County boundary line.

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

**Petitioner** : Sandlot Sports Academy  
11417 LPGA Drive  
Corning, New York 14830

**Subject** : Request for approval of site plan to develop six baseball and softball fields with associated parking and amenities. Property is located in Rural (RU) and Airport Business Development (ABD) zoning districts at 124-150 Sing Sing Rd. within 500' of Sing Sing Rd. (CR 17).

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

**Petitioner** : Chemung County SPCA  
2435 SR #352  
Elmira, New York 14903

**Subject** : Request for approval of site plan for construction of building to operate spay and neuter clinic, parking lot improvements and removal of an existing curb cut. Property is located in a Business Neighborhood (BN) zoning district at 2435 SR #352 within 500' of SR 352.

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

**Petitioner** : Town of Big Flats

**Subject** : Request for approval of zoning map amendment to change a portion of parcel located on Sing Sing Rd. from Airport Business Development (ABD) zoning district to Rural (RU) zoning district to facilitate and establish creation of an outdoor recreation facility. Property is located in a Business Neighborhood (BN) zoning district.

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

**Petitioner** : Sonbyrne Sales Inc.  
171 Rt. 5  
Weedsport, New York 13166

**Subject** : Request for approval of Planned Unit Development (PUD) for construction of a retail store and fueling facility. Property is located in a Planned Unit Development (PUD) zoning district at northwest corner of Philo Rd. and SR 14 and portion of 43 Philo Rd. West within 500' of Philo Rd. (CR 70) and SR 14.

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**H. Referred by:** Town of Elmira

**Petitioner** : Next Level Sports & Training LLC  
2420 Corning Rd.  
Elmira, New York 14903

**Subject** : Request for approval of zoning use variance to establish and operate a child day care facility as a tenant in existing building exceeding district regulations. Property is located in a Residential Low Density (AAA) zoning district at 301 Demarest Parkway within 500' of SR 352.

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

**Petitioner** : Curren RV Sales  
1365 Pennsylvania Ave.  
Elmira, New York 14904

**Subject** : Request for approval of amendment of site plan to allow expansion of storage and display of campers, recreation vehicles and utility trailers for retail operation. Property is located in an Agricultural Residential (AR) zoning district at 1365 Pennsylvania Avenue within 500' of CR 69.

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**J. Referred by:** Town of Veteran

**Petitioner** : James Cutlip  
1643 Ameigh Valley Rd.  
Gillett, Pennsylvania 16925

**Subject** : Request for conditional use permit to establish and operate mini storage rental facility in existing pole barn. Property is located in a Residence/Agriculture (R/A) zoning district at 3867 Watkins Rd. within 500' of SR 14.

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**5. Visitor Comments – Any matters.**

Respectfully submitted,

Nicolette A. Wagoner  
Planning Commissioner  
June 21, 2018