

**CHEMUNG COUNTY PLANNING BOARD
MEETING NOTES
SEPTEMBER 28, 2017**

Present:

Ronald Panosian, Chair
Andrew Avery
Joseph Peters
Douglas Brackley
Robert Lewis
Bo Manuel
Anthony Pagano
Nicolette Wagoner, Staff
Scott Shaw, Staff
Nanette Moss, Staff
Thomas Wren, Guest
Jamie Gensel, Guest
Molly Chiang and Eric Zimmer, Guests
David Cleary, Guest
Juli Lathrop, Guest
Matt Freeze, Guest

Excused:

Mary Jo Yunis
Henry Dalrymple

Introduction

R. Panosian introduced new Planning Commissioner Nicolette Wagoner.

A. TOWN OF BIG FLATS – Approval of Site Plan - Wren

DISCUSSION: R. Panosian advised that petitioner Thomas Wren is present and asked N. Wagoner to give an overview of the referral. N. Wagoner noted that we are showing aerial photos of the parcels in question on the screen. She reported that petitioner is requesting site plan approval at a property is located within 500' of County Route 64 in Big Flats. Petitioner wishes to construct a second pole barn for indoor storage of RVs. The proposed building, which at 42' x 120' is approximately half the size of the existing pole barn (70' x 120'), will be located along the northern edge of the property, and would be similar to the existing structure in color. The property is located in a TC2 zoning district and the project does not require any variances. She also noted that the Town Planning Board asked for and received from the applicant additional information regarding the proposal; therefore, the submission appears complete. The Town Planning Board will consider approval at its meeting on Tuesday, October 3. R. Panosian reiterated that the proposed development is an allowed use with no setback issues and no required variances; N. Wagoner concurred and recommended approval. R. Panosian noted the staff recommendation for approval and asked if the board had any questions or comments. Hearing none, he requested a motion for approval.

MOTION: Made by Andrew Avery, seconded by Joseph Peters recommending Town Planning Board approval of the proposed site plan. Members in favor, all; opposed, none. Motion carried.

B. TOWN OF HORSEHEADS – Review of Proposed Local Law for Solar Renewable Energy – Town of Horseheads

DISCUSSION: R. Panosian noted that the Town wishes to amend its zoning ordinance and asked N. Wagoner to give an overview of the referral. N. Wagoner reported that the Town is proposing to add a solar regulation chapter to its Book of Codes (Chapter 130), as well as a reference in Zoning (Chapter 245) specifically to the proposed (new) Solar Renewable Energy chapter. R. Panosian asked if the Town were amending what they have to which N. Wagoner replied that the proposed language is new, and the reference within the zoning chapter would be new. R. Lewis asked if the Town had forwarded a draft to the Board previously; however, the other ordinance was from the Town of Catlin. N. Wagoner asked if there were any proposed projects that this would impact, to which S. Shaw said not at this time; however, Horseheads and other Towns would like to have these regulations adopted in advance of potential applications. D. Brackley asked if other applicants were proposing projects in Catlin and Big Flats and other towns. R. Panosian asked if anyone knows if there was some consistency in the language between Towns regarding solar, to which S. Shaw replied that there are some similarities, some of the language and definitions are similar and may be from the NYS Department of State. R. Panosian said it makes sense to get ahead of it before solar projects are proposed. N. Wagoner said that the Town Board scheduled a public hearing for Wednesday, October 11 regarding this amendment. R. Panosian asked if N. Wagoner was in favor to which she replied yes. R. Panosian asked if there was any further discussion from the Board. There being none, he asked if there was a motion for favorable determination.

MOTION: Made by Douglas Brackley, seconded by Daniel Manuel recommending Town Board approval of the proposed local law. Members in favor, all; opposed, none. Motion carried.

C. CITY OF ELMIRA – Approval of Site Plan Amendment – Adib-Yazdi/Vecino Group

DISCUSSION: R. Panosian advised that Jamie Gensel of Fagan Engineers, Molly Chiang and Eric Zimmer of Vecino Group were representing the petitioner regarding the former Jones Court and asked N. Wagoner to give an overview of the referral. N. Wagoner reported that this is a request for modification of a site plan for this property, which Chemung County Planning Board is reviewing due to its location within 500' of the Clemens Center Parkway. N. Wagoner also reported that the New York State Historic Preservation Office has requested a site plan modification to move some parking along Dickinson Street to East Clinton Street. The proposed change will maintain an unobstructed view of the building's main entrance and façade while still providing the required parking spaces. N. Wagoner noted that is the only change from the previous site plan. R. Panosian asked if Baldwin St. is where the 603 address is to which S. Shaw replied yes. S. Shaw noted that modification includes parking on Dickinson Street on either side of the main entrance. R. Panosian asked if parking was the only issue before us today to which N. Wagoner answered yes. He asked her if she would be recommending approval to which she advised she would recommend approval and that the City of Elmira Planning Commission meets next Thursday. R. Panosian asked if the board had any questions; there being none, he called for a motion. He asked when the project would be starting to which Chiang replied likely in January 2018.

MOTION: Made by Robert Lewis, seconded by Daniel Manuel recommending City Planning Commission approval of the proposed site plan amendment. Members in favor, all; opposed, none. Motion carried.

D. CITY OF ELMIRA – Approval of Site Plan – Aces & Eights Realty, LLC

DISCUSSION: R. Panosian asked R. Lewis to introduce the referral due to a conflict of interest. R. Lewis reported that there is a request for approval of the site plan for property located next door to the Pudgie's franchise and asked N. Wagoner to give an overview. N. Wagoner reported that the petitioner is seeking site plan approval to construct a pole barn for storage at this location behind the restaurant, and that CCPB is reviewing this referral due to its proximity to Main St, which is a County route. The property is located in a Business BB (Central Business District) zoning district, and storage is an allowed use. The City Planning Commission is satisfied with all of the items submitted for approval and will meet on

Thursday, October 5 to discuss the application. R. Lewis asked if the board had any questions or comments. R. Panosian asked if the nearby school has any concerns, to which S. Shaw advised that the school did not make any comments. David Cleary informed the Board that the proposed location of the pole barn is the former location of a derelict property that he had demolished. Cleary advised that 6' fence separates the adjacent school property from Mt. Zoar Street to Boardman St. R. Lewis asked if the board had any other questions or comments. Hearing none, he noted that staff has recommended approval.

MOTION: Made by Daniel Manuel, seconded by Douglas Brackley, Ronald Panosian abstaining, recommending City Planning Commission approval of the site plan. Members in favor, all; opposed, none. Motion carried

E. TOWN OF VETERAN – *Special Use Permit* - Lathrop

DISCUSSION: R. Panosian advised that petitioner Juli Lathrop is present and asked N. Wagoner to give an overview of the referral. N. Wagoner asked if the petitioner wishes to construct a pole barn, and J. Lathrop added that it is not a business but that it would provide storage for her dogs. N. Wagoner advised that the property is within 500' of the Town of Veteran and Town of Catharine (Schuyler County) border and located in a Residence Agriculture (RA) zoning district. R. Panosian asked Lathrop if this was not for business but personal use to which she confirmed that is correct. N. Wagoner advised that the Town Planning Board is holding a public hearing on Monday, October 2. N. Wagoner recommended approval. R. Panosian advised the Board that staff has recommended Town Planning Board approval and called for a motion for approval or otherwise.

MOTION: Made by Andrew Avery, seconded by Robert Lewis, recommending Town Planning Board approval. Members in favor, all; opposed, none. Motion carried.

[motion to adjourn, second, what time.]