

**CHEMUNG COUNTY PLANNING BOARD MEETING  
DISCUSSION/MOTIONS  
JULY 27, 2017**

**A. TOWN OF BIG FLATS – Zoning Use Variance – Atlantic Aviation**

**DISCUSSION:** R. Olthof reported that this is an application for a zoning use variance. The applicants would like to place an 18-square foot, two-sided, illuminated monument sign to identify their business enterprise (Atlantic Aviation) on Sing Sing Road. The property is located very near the airport. The property is located in an Airport Business Development zoning district. In that district, freestanding and façade signs are allowed, but monument signs are not. R. Panosian asked Atlantic Aviation representative Theresa Doane if the proposed sign was a ground sign to which she answered yes. M. Yunis commented that she usually thinks of a monument sign as being better looking than free standing signs. R. Olthof said the engineering consultants to the town have recommended that the Town revise its zoning regulations to allow monument signs within the Airport Business Development zone. He added that the Town Board itself has recently made a recommendation to modify the zoning to include that type of signage as an allowable use in that zoning district. Because the applicants' variance request is in the pipeline, the request is still programmed to go to the Town of Big Flats Zoning Board of Appeals for a decision, and the ZBA is scheduled to conduct a public hearing on this on August 22. No other concerns have been raised at the Town level. Olthof stated that at our level I don't really see any issues either provided that the placement of the sign is placed sufficiently off public right-of-way. M. Yunis asked if the sign's placement needs to get approval from Andy to which R. Olthof said it would depend. We don't have a site plan showing specifically where the sign would be located, and I don't think the Town got one either. The conclusion of the engineering consultants, however, was that provided that the sign is located more than 5' from the road edge, it would meet the Town's minimum setback requirements. A. Avery said that five feet from the pavement edge isn't sufficient. It's got to be back off the County's right-of-way. It can't be in our right-of-way. R. Olthof said so that would be something that maybe would be a separate approval, to which A. Avery said if it's outside of our right-of-way, we don't need to approve

anything. But anything placed inside of our right-of-way requires a license agreement, which we are hesitant to approve. R. Olthof said so that could be potentially conceivably be another issue for the applicants to consult with you. A. Avery said a sign placement five feet from the edge of the pavement constitutes a hazard. R. Olthof said if this is a county concern, we can identify that in our response to the Town. Other than that on the variance issue I think that we're inclined to really treat that as a local determination although with the recommendation that the Town as an alternative consider a modification to zoning standards to make those types of signs allowable. M. Yunis said she would move with that, the local with comments. A. Avery said we will keep it pretty simple. If they want to put a stake out where they want to put it, we will look at and we will say yes you need a permit, or you don't. Doane said we will put it where you want us to put it. It doesn't have to be that close to the road.

**MOTION:** Made by Mary Jo Yunis, seconded by Douglas Brackley, recommending local determination since no Countywide or intercommunity interests would be directly affected by the zoning use variance proposed along with comments and that the Town address this with Andrew Avery for the right-of-way question as to placement of the sign, and that the Town consider changing the zoning to allow monument signs within the Airport Business Development zone. Members in favor, all; opposed, none. Motion carried.

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**B. TOWN OF HORSEHEADS – Approval of Site Plan – Mr. Bult's, Inc.**

**DISCUSSION:** R. Olthof reported that property is located in a Commercial zoning district on Level Acres Drive in the Town. The applicants propose to construct a 35' extension to the rear of an existing truck garage located on this property. We are not sure exactly what issues they are talking about in it. The specific land parcel that this would be located on is a little over an acre in size. Town of Horseheads Code Enforcement Officer Thomas Skebey said the property is used for automotive or truck repair and currently there is not enough room. The tenant is going to build the addition out back. It is pretty basic. A special permit for truck and automotive repair is needed at that location. So it is just an amendment to site plan for the building addition. R. Panosian asked if it was a gas

related use to which Skebey said he did not know. He then noted that Jason Parmenter owns it. The tenant is making improvements. They're going to be there for a long time. I am not sure who they are. R. Panosian asked if driveways would be changed to which Skebey answered that existing driveways onto the Town Road are within 500' of the county road. R. Olthof said there really doesn't seem to be any offsite impact that we can see at all. We would be inclined to say local determination again.

**MOTION:** Made by Mary Jo Yunis, seconded by Andrew Avery recommending local determination since no Countywide or intercommunity interests would be directly affected by the site plan proposed. Members in favor, all; opposed, none. Motion carried.

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**CHEMUNG COUNTY PLANNING BOARD MEETING  
ATTENDANCE  
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**ATTENDANCE:**

**Members:**

**Andrew Avery  
Joseph Peters  
Mary Jo Yunis  
Douglas Brackley  
Bo Manuel  
Ronald Panosian  
Henry Dalrymple**

**Others:**

**Randy Olthof, Pl. Commis.,  
Jerre Cress, Assistant Plnr.  
Scott Shaw Associate Pl. I  
Nanette Moss, Secretary  
Tom Skebey, Cde. Enf. Ofcr.,  
T. of Horseheads  
Theresa Doane, rep. Atlantic  
Aviation, Pet., T. of Big  
Flats**

**Absent:**

**Robert Lewis  
Anthony Pagano**