



RECEIVED JUN 21 2018  
Chemung County Planning Board  
Chemung County Planning Board

Chemung County Commerce Center  
400 East Church Street  
P.O. Box 588  
Elmira, New York 14902-0588

(607) 737-5510  
[www.chemungcountyny.gov](http://www.chemungcountyny.gov)  
[planning@co.chemung.ny.us](mailto:planning@co.chemung.ny.us)

Referral Number

For office use only

**Chemung County Planning Board – Municipal Referral Form**

(Please complete all information on both pages)

Referring Municipality: ☐ City ☒ Town ☐ Village of Southport 6/20/2018

Referring Official: Peter Rocchi Title: Code Enforcement Officer

Address: 1139 Penn Ave, Elmira, NY 14904

Phone Number: 737-5268 E-mail: procchi@townofsouthport.com

Referring Board (check appropriate box): ☐ Legislative Board ☐ ZBA ☒ Planning Board

Petitioner(s): Todd Curren Phone: (607) 733-4722

Petitioner's Mailing Address: 1365 Penn Ave., Pine City, NY 14871 E-mail: todd@currenrv.com

Location of Property: 1365 Pennsylvania Ave, Pine City, NY

Tax Map Parcel Number(s): 108.04-1-13.2

Current Zoning District: Agricultural Residential

**Proposed Action: (check all that apply)**

- |   |  |
|---|--|
| <input type="checkbox"/> Area Variance                                  | <input type="checkbox"/> Subdivision Review    |
| <input type="checkbox"/> Use Variance                                   | <input type="checkbox"/> Rezoning              |
| <input checked="" type="checkbox"/> Site Plan Review / <u>AMENDMENT</u> | <input type="checkbox"/> Zoning Text Amendment |
| <input type="checkbox"/> Special/Conditional Use Permit                 | <input type="checkbox"/> Zoning Map Amendment  |
| <input type="checkbox"/> Comprehensive Plan Adoption / Amendment        | <input type="checkbox"/> Moratorium            |
| <input type="checkbox"/> Other (please specify): _____                  |  |

Description of the proposed action (attach detailed narrative if available):

Site plan amendment for expanded storage and display of campers, recreation vehicles and utility trailers for retail operation. Business is a pre-existing non-conforming use of Town Code Ch525-110 Vehicle repair and sales. Project is located on County Route 69 (Pennsylvania Ave).

**The proposed action applies to real property within five hundred feet (500') of the following**  
 (Please identify each item by filling in the appropriate blank after each item)

- ☐ (a) Boundary of the (City), (Village) or (Town) of: \_\_\_\_\_
- ☐ (b) Boundary of any existing or proposed (County) or (State Park) or any (Other Recreation Area): \_\_\_\_\_
- ☒ (c) Right-of-way of any existing or proposed (County) or (State Parkway), (Thruway), (Expressway), (Road) or (Highway);  
 (Include (County) or (State Route) # and name of (Road): County Route 69/Pennsylvania Ave
- ☐ (d) Existing or proposed right-of-way of any stream or drainage channel owned by the (County) or for which the county has  
 established channel lines: \_\_\_\_\_
- ☐ (e) Existing or proposed boundary of any (County) or (State) owned land on which a public building or institution is situated: \_\_\_\_\_
- ☐ (f) The boundary of a farm operation located in an agricultural district, as defined by article twenty-five-AA of the agriculture  
 and markets law (this subparagraph shall not apply to the granting of area variances: \_\_\_\_\_

#### Hearings/Meetings Schedule

Board	Public Hearing Date	Meeting Dates (prior and future)
Town Board/Village Board of Trustees		
Zoning Board of Appeals		
Planning Board/Planning Commission	August 6, 2018	July 2, 2018 and August 6, 2018
City Council		

Action taken on this application (reviewed, approved, discussed, etc.) Application will be presented at the July Planning Board meeting.

#### "Full Statement" Checklist

As defined in NYS General Municipal Law §239-m (1)(c)

Please make sure you have enclosed the following required information with your referral, as appropriate.

**For All Actions:**

- ☒ Chemung County Planning Board – Municipal Referral Form
- ☒ All application materials required by local law/ordinance to be considered a "complete application" at the local level (PDF preferred).
- ☒ Part 1 Environmental Assessment Form (EAF) or Environmental Impact Statement (EIS) for State Environmental Quality Review (SEQR). If Type II Action, provide a statement to that effect.
- \_\_\_\_\_ Agricultural Data Statement, for site plan review, special/conditional use permit, use variances, or subdivision review located in an Agricultural District or within 500 feet of a farm operation located in an Agricultural District, per Ag. Districts Law Article 25AA §305-a, Town Law §283-a, and Village Law §7-739.
- \_\_\_\_\_ Municipal board meeting minutes on the proposed action (PDF preferred).

**For Proposing or Amending Zoning Ordinances or Local Laws: The above requirements AND**

- \_\_\_\_\_ Report/minutes from Town Board, Village Board or Trustees or Planning Board (PDF preferred)
- \_\_\_\_\_ Zoning Map
- \_\_\_\_\_ Complete text of proposed law, comprehensive plan, or ordinance (PDF preferred)

**Deadline: Please submit completed referrals by close of business 10 business days prior to the Chemung County Planning Board meeting.**



## SITE PLAN REVIEW APPLICATION

Name of Proposed Development <b>CURREN RV SALES</b>		Date <b>6-15-18</b>
Address <b>1365 PENNSYLVANIA AVE PINE CITY</b>		
Tax Map # <b>108.04-1-13.2</b>	Zoning District <b>AR</b>	
Setbacks	Front	Side
		Rear
Describe Project <b>CONTINUE RETAIL USE OF PROPERTY</b>		

### APPLICANT

Name <b>TODD D CURREN</b>		
Address <b>1113 BIRD CREEK RD</b>		
City <b>GILLET</b>	State <b>PA</b>	Zip <b>16925</b>
Phone <b>607 733 4722</b>	Email <b>todd@currenrv.com</b>	

### OWNER (if different)

Name <b>JOZACEM HOLDINGS</b>		
Address <b>1365 PENNA. AVE</b>		
City <b>PINE CITY</b>	State <b>NY</b>	Zip <b>14871</b>
Phone <b>607 733 4722</b>	Email <b>todd@currenrv.com</b>	

### PROPOSAL DATA (must fill in all information)

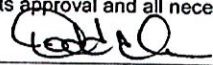
Days and Hours of Operation	<b>M-F 9-6 - SAT 9-3</b>	
# of Parking Spaces		
# of Handicap Parking Spaces		
# of Employees	<b>9</b>	
# of Vehicles on Lot (automotive business)		
Handicap Access		
# of Signs	Size	Location
Type of Outside Lighting		
Type of Buffer (fence, bushes, etc.)	<b>6 FT STOCKADE FENCE</b>	
Disposal of garbage		
Disposal of debris		
Stormwater drainage		

### OTHER PERMITS REQUIRED IF APPROVED

Agency	Permit
Town of Southport Code Enforcement	Operating Permit
Town of Southport Code Enforcement	Building Permit

### CERTIFICATION

I (We) hereby make application for a Site Plan Approval declaring that the information contained in this application is accurate and correct to the best of my (our) knowledge, and that property described above and indicated on a Concept/Preliminary/Final Plan is in my (our) legal, uncontested ownership, without any outstanding rights, reservations, or other encumbrances, which could nullify the intended use as shown. I (We) understand that a provision of laws and ordinances covering this application will be complied with whether specified or not. This application does not presume to give authority to violate or cancel provisions of any local law regarding this application, and/or construction regarding this application. I (We) understand that I (We) can not operate or start the project applied for herein until such time as the Town of Southport grants approval and all necessary permits are secured.

Signature of Applicant  Date **06-15-18**

Property Owner \_\_\_\_\_ Date \_\_\_\_\_

**Michelle Murray**

---

**From:** Todd Curren <todd@currenrv.com>  
**Sent:** Monday, June 18, 2018 1:46 PM  
**To:** Michelle Murray  
**Subject:** Planning board

I am requesting a hearing with the town planning board in order to address my use of my property at 1365 Pennsylvania Ave., Pine City, NY. In general, I wish to continue to use the property in the operation of Curren RV Sales. Specifically, I wish to continue to use the East side of my property to park and display campers and trailers.

--

Todd Curren

Curren RV Center  
607-733-4722  
[www.CurrenRV.com](http://www.CurrenRV.com)





## TOWN OF SOUTHPORT

1139 Pennsylvania Avenue, Elmira, NY 14904

### Site Plan Review Procedure

**Site Plan** procedure requires a Public Hearing to be held. Procedure on what you will need to do for the Public Hearing will be provided to you. The Town will also post a sign on the site plan property stating the date and time of the Public Hearing. It will take at least two meetings before you will have the Planning Boards decision on your application. Please follow the procedure listed below.

If the Site Plan application is approved, a Building Permit is required for any construction, renovations, or alterations. All commercial projects will require stamped architect prints. Discuss your project fully with the Code Enforcement Officer.

The Planning Board, subject to the approval of the Town Board, may require an applicant for site plan review to deposit in an escrow account a reasonable amount established by the Planning Board to pay the fees and/or costs of any consultant, engineer, or attorney designated by the Town Board to review the application. The fees and/or costs charged by such consultant, engineer, or attorney in connection with such review will be charged against the sum deposited in escrow. If specific circumstances warrant it, additional funds will be required to be deposited in order to cover reasonable expenses incurred beyond the original estimate. Any amount remaining shall be returned to the applicant within 45 days of final action on the application. Payment to the escrow account, if required, is a prerequisite to a complete application, and no review will be initiated until payment is received. The deposit specified above does not include all approvals or fees required from or by agencies other than the Town, costs associated with extensions to districts to provide necessary services to the proposal nor fees charged by Town departments or boards for permits, approvals, hearings, or other actions, except as noted above. (Town Code §525-65 Professional assistance)

1. Fill out attached Site Plan application.
2. Write a letter to the Planning Board explaining your site plan request.
3. Fill out attached State Environmental Assessment (SEQR) form.
4. Complete the attached plot plan. Major projects will require a more extensive plot plan.
5. If you do not own the property, provide letter from owner giving you permission for your project. If you are buying the property, provide copy of purchase offer agreement.
6. Application fee. Make check payable to "Town of Southport".  
    \$75.00 Minor Site Plan Review      \$150.00 Major Site Plan Review

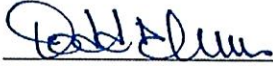
Submit all paperwork to our office by the 3<sup>rd</sup> Wednesday of the month. 6/20  
(Late applications will be put on the next agenda.)

First meeting is at 7:00 p.m. at the Town Hall on 7/2/18  
(You or your representative must attend all meetings.)

\*\*\*\*Some applications need to be reviewed by Chemung County Planning Board\*\*\*\*

## ACKNOWLEDGEMENT

I/we hereby certify that I/we have read the instructions and received a copy. I/we understand that a provision of laws and ordinances covering this application will be complied with whether specified or not. Instructions specified here do not presume to give authority to violate or cancel provisions of any other law or local law regulating this application and/or construction or performance of construction relating to this application. I/we understand that I/we cannot operate or start the project applied for herein until such time as the Town of Southport grants approval and all necessary permits are secured.

Applicant signature  Date 15 JUN 2018

Address 1365 PENNA. AVE PINE CITY NY. 14871

Phone 607 733-4722



# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>							
Name of Action or Project:							
Project Location (describe, and attach a location map):							
Brief Description of Proposed Action: <div style="font-family: cursive; font-size: 1.2em; margin-top: 5px;">           STORAGE/DISPLAY OF CAMPER/RV'S/UTILITY TRAILERS            &amp; ITEMS ASSOCIATED W/ OPERATION OF RETAIL            BUSINESS         </div>							
Name of Applicant or Sponsor: <div style="font-family: cursive; font-size: 1.2em;">TODD D. CURREN</div>		Telephone: 607 733-4722 E-Mail: todd@currenrv.com					
Address: <div style="font-family: cursive; font-size: 1.2em;">1113 BIRD CREEK RD</div>							
City/PO: <div style="font-family: cursive; font-size: 1.2em;">GILWETT</div>		State: <div style="font-family: cursive; font-size: 1.2em;">PA</div>	Zip Code: <div style="font-family: cursive; font-size: 1.2em;">16925</div>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">NO</td> <td style="padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">NO</td> <td style="padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <div style="font-family: cursive; font-size: 1.2em; margin-left: 100px;">7</div> acres							
4. Check all land uses that occur on, adjoining and near the proposed action. <div style="display: flex; flex-wrap: wrap; margin-top: 5px;"> <div style="margin-right: 10px;"><input type="checkbox"/> Urban</div> <div style="margin-right: 10px;"><input checked="" type="checkbox"/> Rural (non-agriculture)</div> <div style="margin-right: 10px;"><input type="checkbox"/> Industrial</div> <div style="margin-right: 10px;"><input checked="" type="checkbox"/> Commercial</div> <div style="margin-right: 10px;"><input checked="" type="checkbox"/> Residential (suburban)</div> <div style="margin-right: 10px;"><input type="checkbox"/> Forest</div> <div style="margin-right: 10px;"><input type="checkbox"/> Agriculture</div> <div style="margin-right: 10px;"><input type="checkbox"/> Aquatic</div> <div style="margin-right: 10px;"><input type="checkbox"/> Other (specify): _____</div> <div style="margin-right: 10px;"><input type="checkbox"/> Parkland</div> </div>							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES	
a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		



18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (c.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO   <input checked="" type="checkbox"/>	YES   <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO   <input checked="" type="checkbox"/>	YES   <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO   <input checked="" type="checkbox"/>	YES   <input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>TODD D. CURREN</u> Date: <u>6/15/18</u> Signature: <u>Todd D. Curren</u>		

Town of Southport, NY  
Wednesday, June 20, 2018

## Chapter 525. Zoning

### Article IX. Development Requirements

#### § 525-110. Vehicle filling stations, vehicle repair, vehicle sales and heavy equipment vehicle sales and/or repair, and/or contractor's equipment yard.

##### A. Dimensional requirements.

###### (1) Minimum lot size, lot width and setback requirements:

- (a) Minimum lot size for a vehicle filling station, vehicle repair, vehicle sales and heavy equipment vehicle sales uses shall be the greater of either one acre or the minimum lot area requirement prescribed in Article V, § 525-24.<sup>[1]</sup>

[1] *Editor's Note: See the Bulk and Density Control Schedule, which is included as an attachment to this chapter.*

- (b) Minimum lot size for a contractor's equipment yard and heavy equipment repair uses in the AR Zoning District shall be five acres.
- (c) In those instances where a vehicle filling station, vehicle repair, vehicle sales and heavy equipment vehicle sales and/or repair and/or contractor's equipment yard uses are proposed as part of a mall or plaza, there shall be dedicated for such use a minimum lot area of one acre.
- (d) In addition to any required lot area and/or setback, a developer may be required to provide any additional space necessary, as determined by an approved site plan, to mitigate any potential impact on surrounding lots or uses.
- (e) The minimum lot width shall be the greater of 200 feet or the minimum lot width prescribed in Article V, § 525-24.
- (f) Fuel-dispensing devices shall be located at least 25 feet from any front lot line and 50 feet from any side or rear lot line. This distance shall be measured from the outermost edge of the fuel island structure.

##### B. General requirements.

- (1) Automobile parts, including tires, frames, hubcaps, and motors, and dismantled or unregistered motor vehicles are to be stored within a structure or otherwise screened from view from any adjoining lot or road. Accessory products that are offered for sale may be placed outside during normal business hours, provided that such items are stored or displayed in a rack.
- (2) All repair work shall be performed within a building. Vehicles waiting to be serviced or stored on the lot shall not be parked or stored in any required yard. Wrecked vehicles being held for insurance adjustment or other legal purpose shall be stored behind the rear wall of the building and screened from view from an adjoining lot or road.
  - (a) Over-the-road equipment associated with contractors' equipment yards shall not exceed a GVWR (gross vehicle weight rating) of 33,000 pounds in the AR Zoning District.



- [1] This limit shall not apply if the driveway for the lot connects directly to a road that is maintained by Chemung County or the State of New York.
- (b) In the AR District, no more than three commercial vehicles shall be allowed on one lot except for agricultural operations.
- (3) Parking.
  - (a) No vehicle shall be parked, stored or left standing within 15 feet of a road right-of-way.
  - (b) Parking area requirements shall be as set forth in § 525-73. Such parking areas shall not conflict with the traffic pattern to and from any fuel pump. In addition to any required parking, a developer may be required to provide any additional parking areas necessary, by an approved site plan, to mitigate any potential impact on a surrounding lot or use.
  - (c) Where parking areas abut a residential use as set forth in Article IV, § 525-20, or a residential zoning district boundary, they shall be screened from such use or district and include a barrier that shall include all or any combination of the following:
    - [1] Be composed of densely planted plant material no less than 10 feet in depth, eight feet in height from finished grade.
    - [2] Include a fence.
    - [3] Be of materials consistent with the character of adjacent residential lots.
    - [4] Be maintained in perpetuity or to a time when the adjoining residential use no longer exists.
    - [5] No vehicles offered for rent or sale shall be placed, stored or parked within 25 feet of a road right-of-way.
    - [6] All storage and display areas shall be provided with a hard, dust-free surface and shall be adequately drained.
    - [7] All outdoor lighting shall conform with § 525-125.
    - [8] No twenty-four-hour operation use shall be permitted within 250 feet of an existing residential use and/or residential district boundary.
    - [9] Fuel, oil and other materials which are environmentally hazardous shall be stored, controlled and disposed of in accordance with the rules and regulations of the New York State Department of Environmental Conservation.

# PLOT PLAN

Date: 15 JUN 2018

Name: CURREN RV SALES

Phone: 607 733 4722

Owner Address: 1365 PENNA AVE PINE CITY

Middle box represents your parcel. Draw in existing structures and their sizes as if you were looking down on the property. Draw in what you want to build, if any, and their sizes. Label how far all old and new structures are from lot lines.

\*Lot lines are where your property pins are. Measure from your front property pin not from sidewalk or edge of road. Talk to Code Enforcement Officer if not sure.

RT 328

<p>Neighbor on left</p> <p>JAMES WHEATON</p>	<p>Vicki Young</p>	<p>Neighbor on right</p> <p>RICHARD WESTERVELT</p>
--	--------------------	--

Address: \_\_\_\_\_ PENNSYLVANIA AVE.

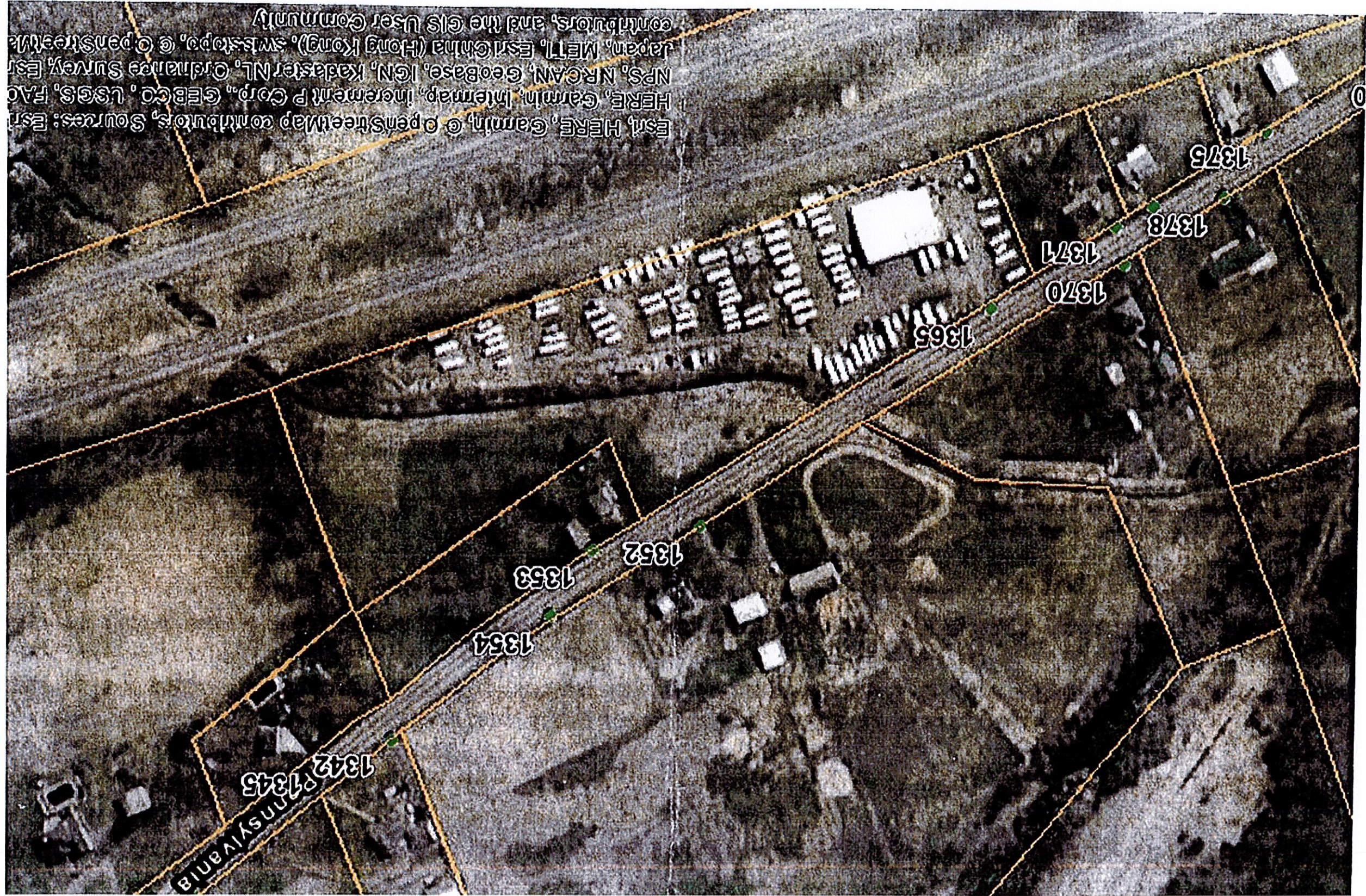
Is this a corner lot? NO





Imagery ©2018 Google, Map data ©2018 Google 100 ft





Esri, HERE, Garmin, © OpenStreetMap contributors, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri, Japan, METI, Esri China (Hong Kong), Swisstopo, © OpenStreetMap contributors, and the GIS User Community





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Referral Number

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(Please complete all information on both pages)

Referring Municipality: ☐ City ☒ Town ☐ Village of Southport 6/21/2018

Referring Official: Peter Rocchi Title: Code Enforcement Officer

Address: 1139 Penn Ave, Elmira, NY 14904

Phone Number: 737-5268 E-mail: procchi@townofsouthport.com

Referring Board (check appropriate box): ☐ Legislative Board ☐ ZBA ☒ Planning Board

Petitioner(s): Brandon Ameigh Phone: (607) 731-7787

Petitioner's Mailing Address: 417 Highland Ave, Elmira, NY 14905 E-mail: bigbam1987@yahoo.com

Location of Property: 1121B South Main Street, Elmira, NY

Tax Map Parcel Number(s): 109.08-5-1

Current Zoning District: Commercial Neighborhood

#### Proposed Action: (check all that apply)

- |  |  |
|--|--|
| <input type="checkbox"/> Area Variance                           | <input type="checkbox"/> Subdivision Review    |
| <input type="checkbox"/> Use Variance                            | <input type="checkbox"/> Rezoning              |
| <input checked="" type="checkbox"/> Site Plan Review             | <input type="checkbox"/> Zoning Text Amendment |
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| <input type="checkbox"/> Comprehensive Plan Adoption / Amendment | <input type="checkbox"/> Moratorium            |
| <input type="checkbox"/> Other (please specify): _____           |  |

Description of the proposed action (attach detailed narrative if available):

Site plan for auto detailing business. Project is located on County Route 28/South Main Street.

**The proposed action applies to real property within five hundred feet (500') of the following**

(Please identify each item by filling in the appropriate blank after each item)

- ☐ (a) Boundary of the (City), (Village) or (Town) of: \_\_\_\_\_
- ☐ (b) Boundary of any existing or proposed (County) or (State Park) or any (Other Recreation Area): \_\_\_\_\_
- ☒ (c) Right-of-way of any existing or proposed (County) or (State Parkway), (Thruway), (Expressway), (Road) or (Highway); (Include (County) or (State Route) # and name of (Road): County Route 28/South Main Street
- ☐ (d) Existing or proposed right-of-way of any stream or drainage channel owned by the (County) or for which the county has established channel lines: \_\_\_\_\_
- ☐ (e) Existing or proposed boundary of any (County) or (State) owned land on which a public building or institution is situated: \_\_\_\_\_
- ☐ (f) The boundary of a farm operation located in an agricultural district, as defined by article twenty-five-AA of the agriculture and markets law (this subparagraph shall not apply to the granting of area variances: \_\_\_\_\_

**Hearings/Meetings Schedule**

Board	Public Hearing Date	Meeting Dates (prior and future)
Town Board/Village Board of Trustees		
Zoning Board of Appeals		
Planning Board/Planning Commission	August 6, 2018	July 2, 2018 and August 6, 2018
City Council		

Action taken on this application (reviewed, approved, discussed, etc.) Application will be presented at the July Planning Board meeting.

**"Full Statement" Checklist**

As defined in NYS General Municipal Law §239-m (1)(c)

Please make sure you have enclosed the following required information with your referral, as appropriate.

**For All Actions:**

- ☒ Chemung County Planning Board – Municipal Referral Form
- ☒ All application materials required by local law/ordinance to be considered a "complete application" at the local level (PDF preferred).
- ☒ Part 1 Environmental Assessment Form (EAF) or Environmental Impact Statement (EIS) for State Environmental Quality Review (SEQR). If Type II Action, provide a statement to that effect.
- \_\_\_\_\_ Agricultural Data Statement, for site plan review, special/conditional use permit, use variances, or subdivision review located in an Agricultural District or within 500 feet of a farm operation located in an Agricultural District, per Ag. Districts Law Article 25AA §305-a, Town Law §283-a, and Village Law §7-739.
- \_\_\_\_\_ Municipal board meeting minutes on the proposed action (PDF preferred).

**For Proposing or Amending Zoning Ordinances or Local Laws: The above requirements AND**

- \_\_\_\_\_ Report/minutes from Town Board, Village Board or Trustees or Planning Board (PDF preferred)
- \_\_\_\_\_ Zoning Map
- \_\_\_\_\_ Complete text of proposed law, comprehensive plan, or ordinance (PDF preferred)

**Deadline: Please submit completed referrals by close of business 10 business days prior to the Chemung County Planning Board meeting.**



## SITE PLAN REVIEW APPLICATION

Name of Proposed Development <u>Finish Line Auto Detailing</u>		Date <u>6/19/18</u>
Address <u>11218 S. main St Elmira N.Y. 14904</u>		
Tax Map # <u>109-08-5-1</u>	Zoning District <u>CN</u>	
Setbacks	Front	Side
		Rear
Describe Project <u>Auto Detailing / interior - exterior Vehicles.</u>		

### APPLICANT

Name <u>Brandon Ameigh</u>		
Address <u>417 Highland Ave.</u>		
City <u>Elmira</u>	State <u>N.Y.</u>	Zip <u>14905</u>
Phone <u>607-731-7787</u>	Email <u>bigbam1987@yahoo.com</u>	

### OWNER (if different)

Name <u>Dan McGinn</u>		
Address <u>124 Chapel Ridge Circle</u>		
City <u>Murrells Inlet</u>	State <u>South Carolina</u>	Zip <u>29576</u>
Phone <u>607-329-2244</u>	Email	

### PROPOSAL DATA (must fill in all information)

Days and Hours of Operation	<u>Mon - Sun / 8AM - 8PM.</u>	
# of Parking Spaces	<u>15</u>	
# of Handicap Parking Spaces	<u>1</u>	
# of Employees	<u>1</u>	
# of Vehicles on Lot (automotive business)	<u>10</u>	
Handicap Access	<u>Yes - front door</u>	
# of Signs <u>2</u>	Size <u>4'x8" / 4'x 20'</u>	Location <u>front / side</u>
Type of Outside Lighting	<u>2 Parking lot lights.</u>	
Type of Buffer (fence, bushes, etc.)	<u>none out front. / fence out back.</u>	
Disposal of garbage	<u>Personal</u>	
Disposal of debris	<u>Personal</u>	
Stormwater drainage	<u>Drainage ditch on side of property</u>	

### OTHER PERMITS REQUIRED IF APPROVED

Agency	Permit
Town of Southport Code Enforcement	Operating Permit
Town of Southport Code Enforcement	Building Permit

### CERTIFICATION

I (We) hereby make application for a Site Plan Approval declaring that the information contained in this application is accurate and correct to the best of my (our) knowledge, and that property described above and indicated on a Concept/Preliminary/Final Plan is in my (our) legal, uncontested ownership, without any outstanding rights, reservations, or other encumbrances, which could nullify the intended use as shown. I (We) understand that a provision of laws and ordinances covering this application will be complied with whether specified or not. This application does not presume to give authority to violate or cancel provisions of any local law regarding this application, and/or construction regarding this application. I (We) understand that I (We) can not operate or start the project applied for herein until such time as the Town of Southport grants approval and all necessary permits are secured.

Signature of Applicant <u>B. Ameigh</u>	Date <u>6/19/18</u>
Property Owner <u>Dan McGinn</u>	Date <u>6/13/18</u>

I Brandon Ameigh intend on opening a detail shop at 1121 s.main st elmira ny. I've been detailing cars for over 10 years and have decided to open my own business and already have a small client base. My proposed action will not affect any agricultrrial or residential property. My proposed action is to just detail / clean the insides of cars and make them smell good, and washing the exterior of the vehicles, which is done in the parking lot with all eco-friendly materials, only regular vehicles, cars, trucks, and SUV's no big trucks. I think this business would benefit everybody around to have a nice clean car at affordable prices. i would be open mon-fri 8am-8pm and sat and sun by apointment only. Again i feel this would be a great local business to the community.

Thank you,

Brandon Ameigh





## TOWN OF SOUTHPORT

1139 Pennsylvania Avenue, Elmira, NY 14904

### Site Plan Review Procedure

**Site Plan** procedure requires a Public Hearing to be held. Procedure on what you will need to do for the Public Hearing will be provided to you. The Town will also post a sign on the site plan property stating the date and time of the Public Hearing. It will take at least two meetings before you will have the Planning Boards decision on your application. Please follow the procedure listed below.

If the Site Plan application is approved, a Building Permit is required for any construction, renovations, or alterations. All commercial projects will require stamped architect prints. Discuss your project fully with the Code Enforcement Officer.

The Planning Board, subject to the approval of the Town Board, may require an applicant for site plan review to deposit in an escrow account a reasonable amount established by the Planning Board to pay the fees and/or costs of any consultant, engineer, or attorney designated by the Town Board to review the application. The fees and/or costs charged by such consultant, engineer, or attorney in connection with such review will be charged against the sum deposited in escrow. If specific circumstances warrant it, additional funds will be required to be deposited in order to cover reasonable expenses incurred beyond the original estimate. Any amount remaining shall be returned to the applicant within 45 days of final action on the application. Payment to the escrow account, if required, is a prerequisite to a complete application, and no review will be initiated until payment is received. The deposit specified above does not include all approvals or fees required from or by agencies other than the Town, costs associated with extensions to districts to provide necessary services to the proposal nor fees charged by Town departments or boards for permits, approvals, hearings, or other actions, except as noted above. (Town Code §525-65 Professional assistance)

1. Fill out attached Site Plan application.
2. Write a letter to the Planning Board explaining your site plan request.
3. Fill out attached State Environmental Assessment (SEQR) form.
4. Complete the attached plot plan. Major projects will require a more extensive plot plan.
5. If you do not own the property, provide letter from owner giving you permission for your project. If you are buying the property, provide copy of purchase offer agreement.

6. Application fee. Make check payable to "Town of Southport".  
\$75.00 Minor Site Plan Review      \$150.00 Major Site Plan Review

Submit all paperwork to our office by the 3<sup>rd</sup> Wednesday of the month. 6/20/18  
(Late applications will be put on the next agenda.)

First meeting is at 7:00 p.m. at the Town Hall on 7/2/18  
(You or your representative must attend all meetings.)

\*\*\*\*Some applications need to be reviewed by Chemung County Planning Board\*\*\*\*

## ACKNOWLEDGEMENT

I/we hereby certify that I/we have read the instructions and received a copy. I/we understand that a provision of laws and ordinances covering this application will be complied with whether specified or not. Instructions specified here do not presume to give authority to violate or cancel provisions of any other law or local law regulating this application and/or construction or performance of construction relating to this application. I/we understand that I/we cannot operate or start the project applied for herein until such time as the Town of Southport grants approval and all necessary permits are secured.

Applicant signature Bruce A. [Signature] Date 6/19/18

Address 417 Highland ave Elmira, N.Y. 14905

Phone 607-731-7787



# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Name of Action or Project: <div style="font-size: 1.2em; font-family: cursive;">Finish Line Auto Detailing</div>							
Project Location (describe, and attach a location map): <div style="font-size: 1.2em; font-family: cursive;">1121 S. main St. Elmira N.Y. 14904</div>							
Brief Description of Proposed Action: <div style="font-size: 1.2em; font-family: cursive;">Interior &amp; Exterior Auto detailing of cars, trucks, SUV's. To clean Polish and make smell good.</div>							
Name of Applicant or Sponsor: <div style="font-size: 1.2em; font-family: cursive;">Brandon Ameigh</div>		Telephone: <div style="font-size: 1.2em; font-family: cursive;">607-731-7787</div> E-Mail: <div style="font-size: 1.2em; font-family: cursive;">bigbam1987@yahoo.com</div>					
Address: <div style="font-size: 1.2em; font-family: cursive;">417 Highland ave.</div>							
City/PO: <div style="font-size: 1.2em; font-family: cursive;">Elmira</div>		State: <div style="font-size: 1.2em; font-family: cursive;">N.Y.</div>	Zip Code: <div style="font-size: 1.2em; font-family: cursive;">14905</div>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="padding: 2px;">NO</th> <th style="padding: 2px;">YES</th> </tr> <tr> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="padding: 2px;">NO</th> <th style="padding: 2px;">YES</th> </tr> <tr> <td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres							
4. Check all land uses that occur on, adjoining and near the proposed action. <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"> <input type="checkbox"/> Urban    <input type="checkbox"/> Rural (non-agriculture)    <input type="checkbox"/> Industrial    <input checked="" type="checkbox"/> Commercial    <input checked="" type="checkbox"/> Residential (suburban)             </div> <div style="width: 50%;"> <input type="checkbox"/> Forest    <input type="checkbox"/> Agriculture    <input type="checkbox"/> Aquatic    <input type="checkbox"/> Other (specify): _____             </div> <div style="width: 50%;"> <input type="checkbox"/> Parkland             </div> </div>							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES If Yes, briefly describe: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
Drainage ditch next to property			



18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor name: <u>Branton Ameigh</u> Date: <u>6/19/18</u> Signature: <u>[Signature]</u>		







## Chemung County Planning Board

Chemung County Commerce Center  
400 East Church Street  
P.O. Box 588  
Elmira, New York 14902-0588

(607) 737-5510  
[www.chemungcountyny.gov](http://www.chemungcountyny.gov)  
[planning@co.chemung.ny.us](mailto:planning@co.chemung.ny.us)

Referral Number

For office use only

### Chemung County Planning Board – Municipal Referral Form

(Please complete all information on both pages)

Referring Municipality: ☒ City ☐ Town ☐ Village of City of Elmira

Referring Official: Thomas R. Skebey \_\_\_\_\_ Title: Director of Code Enforcement \_\_\_\_\_

Address: 101 W. Second Street, Elmira, NY 14901

Phone Number: (607)737-5694 \_\_\_\_\_ E-mail: [tskebey@cityofelmira.net](mailto:tskebey@cityofelmira.net) \_\_\_\_\_

Referring Board (check appropriate box): ☐ Legislative Board ☐ ZBA ☒ Planning Board

Petitioner(s): Arbor Housing and Development \_\_\_\_\_ Phone: (607)654-7487 \_\_\_\_\_

Petitioner's Mailing Address: 26 Bridge Street, Corning, NY 14830 \_\_\_\_\_ E-mail: [akeith@arbordevelopment.org](mailto:akeith@arbordevelopment.org) \_\_\_\_\_

Location of Property: 118-122 & 124-126 Lake Street and 414 Carroll Street \_\_\_\_\_

Tax Map Parcel Number(s): 89.19-7-15.1, 15.2, 16, 35 & 36 \_\_\_\_\_

Current Zoning District: BB – Central Business \_\_\_\_\_

#### Proposed Action: (check all that apply)

- |  |  |
|--|--|
| <input type="checkbox"/> Area Variance                           | <input type="checkbox"/> Subdivision Review    |
| <input type="checkbox"/> Use Variance                            | <input type="checkbox"/> Rezoning              |
| <input checked="" type="checkbox"/> Site Plan Review             | <input type="checkbox"/> Zoning Text Amendment |
| <input type="checkbox"/> Special/Conditional Use Permit          | <input type="checkbox"/> Zoning Map Amendment  |
| <input type="checkbox"/> Comprehensive Plan Adoption / Amendment | <input type="checkbox"/> Moratorium            |
| <input type="checkbox"/> Other (please specify): _____           |  |

Description of the proposed action (attach detailed narrative if available): Attached

**The proposed action applies to real property within five hundred feet (500') of the following**

(Please identify each item by filling in the appropriate blank after each item)

☐ (a) Boundary of the (City), (Village) or (Town) of: \_\_\_\_\_

☐ (b) Boundary of any existing or proposed (County) or (State Park) or any (Other Recreation Area): \_\_\_\_\_

☒ (c) Right-of-way of any existing or proposed (County) or (State Parkway), (Thruway), (Expressway), (Road) or (Highway); (Include (County) or (State Route) # and name of (Road): County Rte 352

☐ (d) Existing or proposed right-of-way of any stream or drainage channel owned by the (County) or for which the county has established channel lines: \_\_\_\_\_

☒ (e) Existing or proposed boundary of any (County) or (State) owned land on which a public building or institution is situated: Chemung County Historical Society

☐ (f) The boundary of a farm operation located in an agricultural district, as defined by article twenty-five-AA of the agriculture and markets law (this subparagraph shall not apply to the granting of area variances: \_\_\_\_\_)

**Hearings/Meetings Schedule**

Board	Public Hearing Date	Meeting Dates (prior and future)
Town Board/Village Board of Trustees		
Zoning Board of Appeals		
Planning Board/Planning Commission	August 2, 2018	July 5, 2018 Referral to County
City Council		

Action taken on this application (reviewed, approved, discussed, etc.) Referral to County Planning Board

**"Full Statement" Checklist**

As defined in NYS General Municipal Law §239-m (1)(c)

Please make sure you have enclosed the following required information with your referral, as appropriate.

**For All Actions:**

- ☒ Chemung County Planning Board – Municipal Referral Form
- ☒ All application materials required by local law/ordinance to be considered a "complete application" at the local level (PDF preferred).
- ☒ Part 1 Environmental Assessment Form (EAF) or Environmental Impact Statement (EIS) for State Environmental Quality Review (SEQR). If Type II Action, provide a statement to that effect.
- ☐ Agricultural Data Statement, for site plan review, special/conditional use permit, use variances, or subdivision review located in an Agricultural District or within 500 feet of a farm operation located in an Agricultural District, per Ag. Districts Law Article 25AA §305-a, Town Law §283-a, and Village Law §7-739.
- ☒ Municipal board meeting minutes on the proposed action (PDF preferred).

**For Proposing or Amending Zoning Ordinances or Local Laws: The above requirements AND**

- ☐ Report/minutes from Town Board, Village Board or Trustees or Planning Board (PDF preferred)
- ☐ Zoning Map
- ☐ Complete text of proposed law, comprehensive plan, or ordinance (PDF preferred)

**Deadline: Please submit completed referrals by close of business 10 business days prior to the Chemung County Planning Board meeting.**



**RESOLUTION**

**NO. 18-07-03(b)**

**Motion by Commissioner Knapp to refer the application for site plan approval for 118-122 & 124-126 Lake Street and 414 Carroll Street to the Chemung County Planning Board, pursuant to Section 1030 of the Zoning Ordinance of the City of Elmira and Sections 239(l)&(m) of the New York State General Municipal Law.**

**Seconded by Commissioner Mustico.**

**WHEREAS**, this matter concerns an application, by Arbor Housing and Development, requesting the approval of a site plan for 118-122 & 124-126 Lake Street and 414 Carroll Street, Elmira, NY; and

**WHEREAS**, the site plan has been reviewed as presented; and

**WHEREAS**, this matter is a County Planning Board Referral;

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Elmira City Planning Commission hereby refers the application and request by Arbor Housing and Development for site plan approval for 118-122 & 124-126 Lake Street and 414 Carroll Street, Elmira, NY to the Chemung County Planning Board, pursuant to Section 1030 of the Zoning Ordinance of the City of Elmira and Sections 239(l) & (m) of the New York State General Municipal Law.

**VOTE**

**AYES**

X

X

X

X

COMMISSIONER CERIO

COMMISSIONER KNAPP

COMMISSIONER HARKNESS

COMMISSIONER MUSTICO

CHAIRPERSON DOBRYDNEY

**NAYS**

ABSENT

7/5/18



**City of Elmira**  
Code Enforcement Department  
Phone: (607) 737-5653  
<http://www.cityofelmira.net>

101 W. Second St.  
Elmira, NY 14901  
Fax: (607) 733-5235

## **City Planning Commission Application**

### **To the Zoning Board of Appeals:**

#### **A. Statement of Ownership and Interest**

I (We) Arbor Housing and Development

Name of Applicant

of 26 Bridge Street

Street #

Corning, NY 14830

City, State, Zip

hereby makes application to the City Planning Commission for:

- ☒ 1. Site Plan Review – Section 1025.6(a) of the Zoning Ordinance
- ☐ 2. Review of Junkyards and Mobile/Manufactured Home Park
- ☐ 3. Review and Recommendation(s) of Planned Development District
- ☐ 4. Review and Recommendation(s) of Proposed Zoning Regulation Amendments or Changes of District Boundary Amendments
- ☐ 5. Review and Approval of Subdivision of Land
- ☐ 6. Other:

#### **B. Location of Property**

1. The property in question is situated at the following address:

118-122 & 124-126 Lake Street and 414 Carroll Street

2. current zoning classification BB - Central Business (Available from Code Enforcement)
3. tax map # 89.19-7-15.1, 15.2, 16, 35 & 36 (Available from Assessor's Office: (607) 737-5670)
4. Is the property in question located within five hundred (500) feet from the boundary of any city, village, or town, or from any county or state parkway, expressway, throughway, or other limited access highway, or from the right-of-way of any stream or drainage channel owned by the county or for which the county has established channel lines, or from any county or state lands on which a public building or institution is situated?

☒ Yes

☐ No

**C. General Data**

1. Current Use Vacant Proposed Use Office & Residential
2. Number of dwelling units proposed: 26
3. Number of employees proposed: TBD
4. Parking spaces required: \_\_\_\_\_
- A. Proposed: 10 C. Loading Zone Required: ☐ Yes ☒ No
- B. Handicapped: 2 D. Curb Cut Permit Required: ☐ Yes ☒ No
5. Type of Non-Residential Use (if any)  
Commercial Office on First Floor
6. Lot Size A. Length: 110 Ft.  
B. Depth: 200 Ft.  
C. Area: 22,000 (All Parcels) Square Ft.  
(A and B available from Assessor's Office)  
(607) 737-5670
7. Building Information  
A. Number of Stories: 3
- B. Floor area per story in square feet: (Available from the Assessor's Office)  
(607) 737-5670  
Basement: \_\_\_\_\_ First Floor: 13,390 Second Floor: 13,390 Third Floor: 13,390
8. Applicant's relationship to the property:
- ☒ A. Owner  
☐ B. Purchaser (must provide valid purchase offer)  
☐ C. Tenant (present)  
☐ D. Tenant (new) Lease Commitment: ☐ Yes ☐ No  
☐ E. Attorney for: ☐ A ☐ B ☐ C ☐ D ☐ F  
☐ F. Other (explain) \_\_\_\_\_
9. Name and Address of Record Owner:  
Arbor Housing & Development  
26 Bridge Street, Corning, NY 14830
10. Name and Address of Engineer:  
Fagan Engineers & Land Surveyors, P.C.  
113 E. Chemung Place, Elmira, NY 14904



- D. If you would like to receive an electronic copy of the agenda and/or minutes that apply to your application, please provide your e-mail address, otherwise you may view and/or download this information at [www.cityofelmira.net](http://www.cityofelmira.net). If you do not provide an e-mail address, please refer to #1 of the Application Instruction for meeting dates and times.

Applicant's e-mail address: Brian.Grose@FaganEngineers.com

**City Planning Commission approvals are on a provisional basis, subject to the applicant obtaining all required permits and meeting all New York State Fire Prevention and Building Codes.**

STATE OF NEW YORK)  
COUNTY OF CHEMUNG) ss:

Sworn to before me this

\_\_\_\_\_ day of \_\_\_\_\_,  
(month) (year)

\_\_\_\_\_  
(Notary Public)

  
\_\_\_\_\_  
Engineer for Applicant

Applicant's Signature

Fagan Engineers, 113 E. Chemung Place, Elmira, NY 14904

Applicant's Address

607-734-2165

Applicant's Phone Number

← **THIS FORM MUST BE NOTARIZED**

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

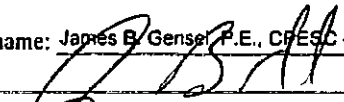
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>							
Steuben Churchpeople Against Poverty Inc. d/b/a Arbor Housing and Development							
Name of Action or Project: Gerard Block Apartments							
Project Location (describe, and attach a location map): 118-122 & 124-128 Lake Street and 414 Carroll Street City of Elmira, Chemung County (Tax Parcel #'s: 89 19-7-15 1, 15 2, 16, 35 and 36)							
Brief Description of Proposed Action: Redevelopment of the existing buildings to provide: <ul style="list-style-type: none"> <li>* - 11,820 sf of First Floor Commercial Space</li> <li>* - 26 Apartment Units on the Second &amp; Third Floors</li> </ul>							
Name of Applicant or Sponsor: Steuben Churchpeople Against Poverty Inc. d/b/a Arbor Housing and Development		Telephone: 607-654-7487					
		E-Mail: akeith@arbordevelopment.org					
Address: 26 Bridge Street							
City/PO: Corning		State: New York	Zip Code: 14830				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Funding includes HTC (Commercial/Residential), DEBT (Commercial/Residential), HTF, NYSERDA, RESTORE			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		0.28 acres					
b. Total acreage to be physically disturbed?		0 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.28 acres					
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							



5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
NYSDEC ID #'s 808025 (NYSEG Superfund - 510 E Water Street, near intersection with Dewitt Street) and V00446 (Pennsylvania Lines LLC Cleanup Program - 152 E Fifth Street - Rail related yard site)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>James B. Gensel P.E., CRES - Engineer for Applicant</u>		Date: <u>06-19-2018</u>
Signature: <u></u>		



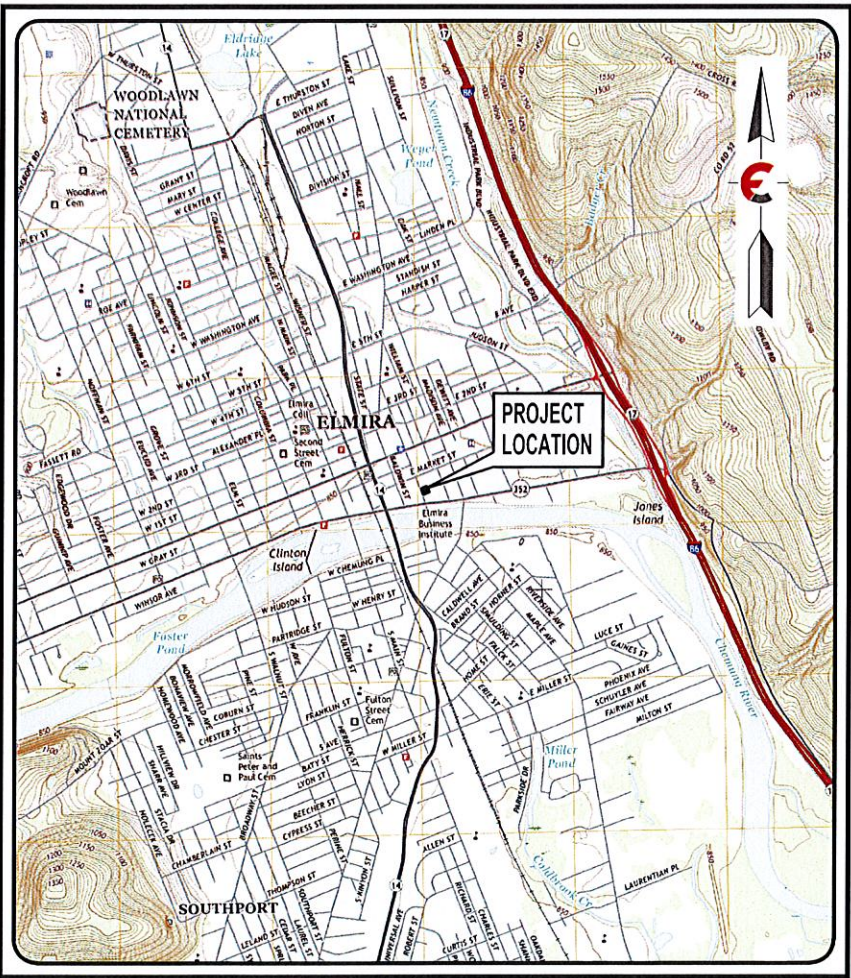
Site Plan Drawings For

# GERARD BLOCK APARTMENTS

118-122 & 124-126 LAKE STREET  
414 CARROLL STREET  
CITY OF ELMIRA, CHEMUNG COUNTY, NEW YORK

JUNE 18, 2018

PREPARED FOR:  
**Arbor Housing and Development**  
26 Bridge Street  
Corning, New York  
Phone: (607) 654-7487



**LOCATION MAP**

INDEX OF DRAWINGS	
NO.	TITLE
C1	EXISTING CONDITIONS
C2	SITE PLAN
C3	GRADING & UTILITY PLAN
C4	CIVIL DETAILS
C5	CIVIL DETAILS

Rev.	Date	Revision Description
1.		

It is a Violation Of The New York Education Law, Article 145 Section 7209, For Any Person, Unless He Is Acting Under The Direction Of A Licensed Professional Engineer Or Land Surveyor To Alter An Item In Any Way, If An Item Bearing The Seal Of An Engineer Or Land Surveyor Is Altered. The Altering Engineer Or Land Surveyor Shall Affix To The Item His Seal And The Notation "Altered By" Followed By His Signature And The Date. Of Such Alteration, And A Specific Description Of The Alteration.

SEAL

**GERARD BLOCK  
APARTMENTS**  
118-122 & 124-126 LAKE STREET  
CITY OF ELMIRA, CHEMUNG COUNTY, NEW YORK

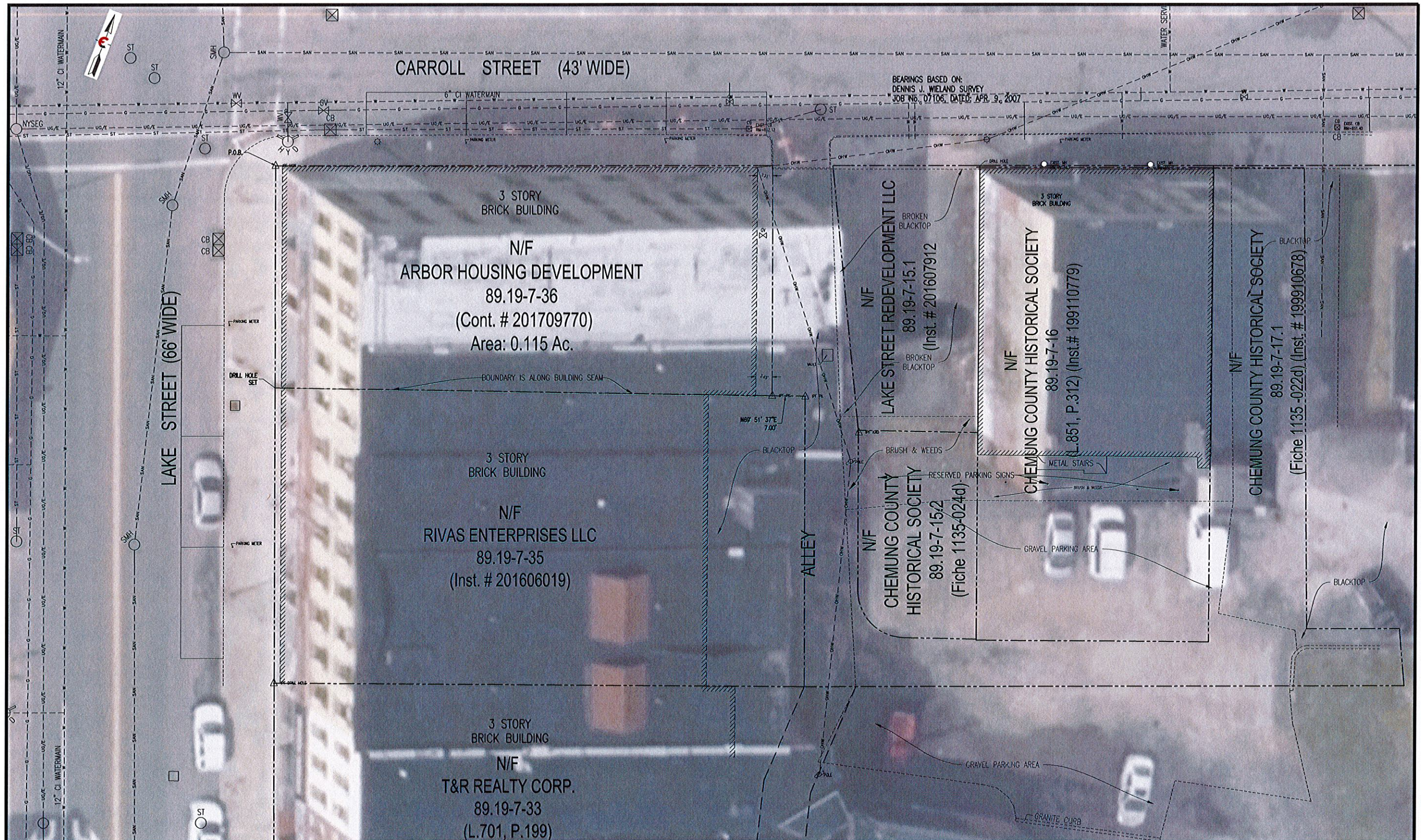
**FAGAN  
ENGINEERS**  
& LAND SURVEYORS PC  
113 East Chemung Place  
Elmira N.Y. 14904  
Phone (607) 734-2165  
Fax (607) 734-2169  
www.FaganEngineers.com

Scale: As Noted  
11x17 Prints are 1/2 Size  
Date: November 10, 2017  
Design By: -  
Drawn By: CEL  
Checked By: JBG  
Project No.: 2017.062.003  
Drawing Name: 17062.003-a.dwg

**TITLE SHEET**  
**GO**

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LEGEND

--- PROPERTY LINE	--- PROPOSED LIMIT OF DISTURBANCE	--- PROPOSED SILT FENCE	--- PROPOSED CATCH BASIN
--- EXISTING EASEMENT	--- PROPOSED CONTOUR LINE	--- PROPOSED COMPOST SOCK	--- PROPOSED LIGHTING FIXTURE
--- EXISTING EDGE OF ROADWAY	--- PROPOSED EASEMENT	--- EXISTING SANITARY MANHOLE	--- PROPOSED SPOT ELEVATION
--- EXISTING CURB LINE	--- ST --- PROPOSED STORM SEWER	--- EXISTING FIRE HYDRANT ASSEMBLY	--- PROPOSED DRYWELL
--- EXISTING SANITARY SEWER	--- SAN --- PROPOSED EDGE OF ROADWAY	--- EXISTING CLEANOUT	--- PROPOSED CATCH BASIN
--- EXISTING GAS MAIN	--- SAN --- PROPOSED CURB LINE	--- EXISTING SPOT ELEVATION	--- PROPOSED INLET PROTECTION
--- EXISTING UTILITY LINE	--- SAN --- PROPOSED SANITARY SEWER	--- PROPOSED SANITARY MANHOLE	
--- EXISTING FENCE LINE	--- G --- PROPOSED GAS LINE	--- PROPOSED WATER VALVE	
--- EXISTING WATER LINE	--- UG/E/W/C --- PROPOSED UTILITY LINE	--- PROPOSED THRUST BLOCK	
--- EXISTING CONTOUR LINE	--- W --- PROPOSED WATER LINE	--- PROPOSED FIRE HYDRANT ASSEMBLY	

Note:  
Utility information has been plotted from available sources and their locations and size should be considered approximate only. The contractor is responsible for determining exact utility locations, sizes, and elevations prior to commencing construction. If uncharted or misplotted utilities are encountered, the contractor is required to notify the owner immediately.

New York State law requires excavators to contact the one-call notification system prior to digging to prevent damage to buried facilities.  
**IT'S THE LAW!**  
Call three days before you dig!  
1-800-962-7862  
Dig Safely New York  
(non-members must be contacted separately)

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118-122 & 124-126 LAKE STREET  
CITY OF ELMIRA, CHEMUNG COUNTY, NEW YORK

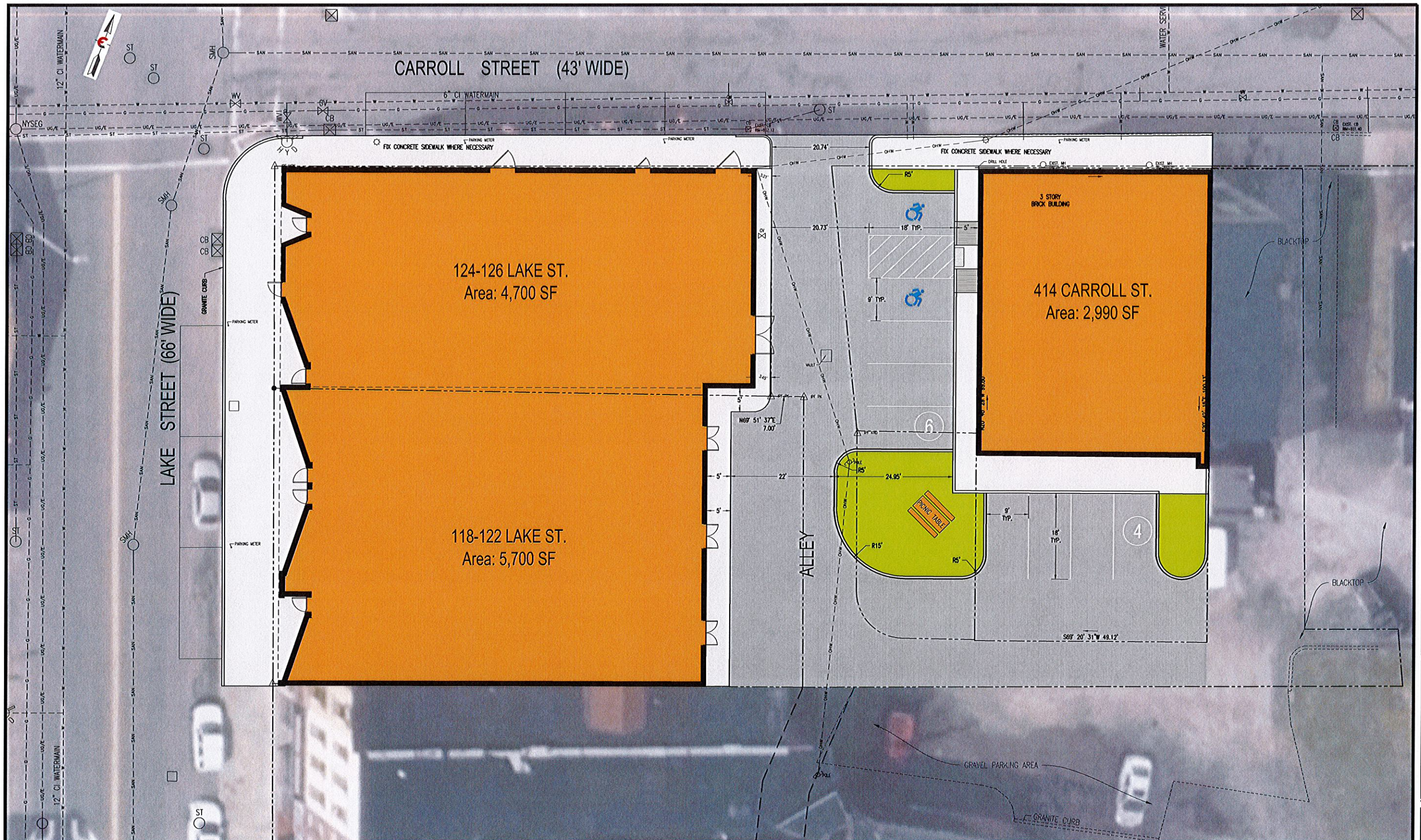
**FAGAN ENGINEERS**  
2 LAND SURVEYORS PC  
113 East Chemung Place  
Elmira N.Y. 14904  
Phone (607) 734-2165  
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www.faganengineers.com

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Drawn By: CEL  
Checked By: JBG  
Project No.: 2017.062.003  
Drawing Name: 17062.003-a.dwg

**EXISTING CONDITIONS**  
**C1**

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LEGEND

- |                              |                                   |                                |                           |
|------------------------------|-----------------------------------|--------------------------------|---------------------------|
| --- PROPERTY LINE            | --- PROPOSED LIMIT OF DISTURBANCE | --- PROPOSED SALT FENCE        | PROPOSED CLEANOUT         |
| --- EXISTING EASEMENT        | --- PROPOSED CONTOUR LINE         | --- PROPOSED COMPOST SOCK      | PROPOSED LIGHTING FIXTURE |
| --- EXISTING EDGE OF ROADWAY | --- PROPOSED EASEMENT             | EXISTING SANITARY MANHOLE      | PROPOSED SPOT ELEVATION   |
| --- EXISTING CURB LINE       | --- PROPOSED STORM SEWER          | EXISTING FIRE HYDRANT ASSEMBLY | PROPOSED DRYWELL          |
| --- SAN                      | --- PROPOSED EDGE OF ROADWAY      | EXISTING CLEANOUT              | PROPOSED CATCH BASIN      |
| --- G                        | --- PROPOSED CURB LINE            | EXISTING SPOT ELEVATION        | PROPOSED INLET PROTECTION |
| --- UG/E/1/C                 | --- PROPOSED SANITARY SEWER       | PROPOSED SANITARY MANHOLE      |                           |
| --- UG/E/1/C                 | --- PROPOSED GAS LINE             | PROPOSED WATER VALVE           |                           |
| --- EXISTING FENCE LINE      | --- PROPOSED UTILITY LINE         | PROPOSED THRUST BLOCK          |                           |
| --- EXISTING WATER LINE      | --- PROPOSED WATER LINE           | PROPOSED FIRE HYDRANT ASSEMBLY |                           |
| --- 312                      |                                   |                                |                           |
| --- EXISTING CONTOUR LINE    |                                   |                                |                           |

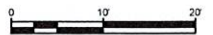
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Call three days before you dig!  
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Dig Safely New York  
(non-members must be contacted separately)

ZONING INFORMATION

CENTRAL BUSINESS DISTRICT (BB)  
TAX MAP # 89.19-7-15.1, 15.2, 16, 35 & 36

	REQUIRED	PROPOSED
PARCEL SIZE	N/A	0.273 Acres
MIN. LOT WIDTH	N/A	109'
BUILDING SETBACK		
FRONT YARD	N/A	0'
SIDE YARD	N/A	3'
MAX. LOT COVERAGE	100%	100%
PARKING SPACES	ON-STREET	10 + ON-STREET



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SEAL

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APARTMENTS**  
118-122 & 124-126 LAKE STREET  
CITY OF ELMIRA, CHEMUNG COUNTY, NEW YORK

**FAGAN  
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**SITE PLAN**

**C2**

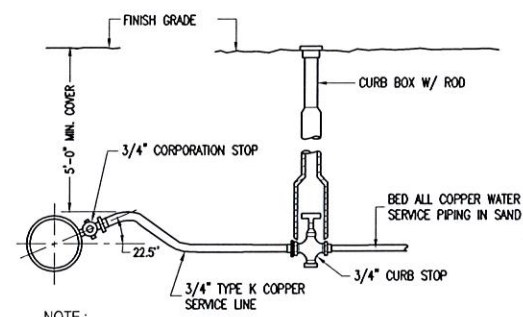






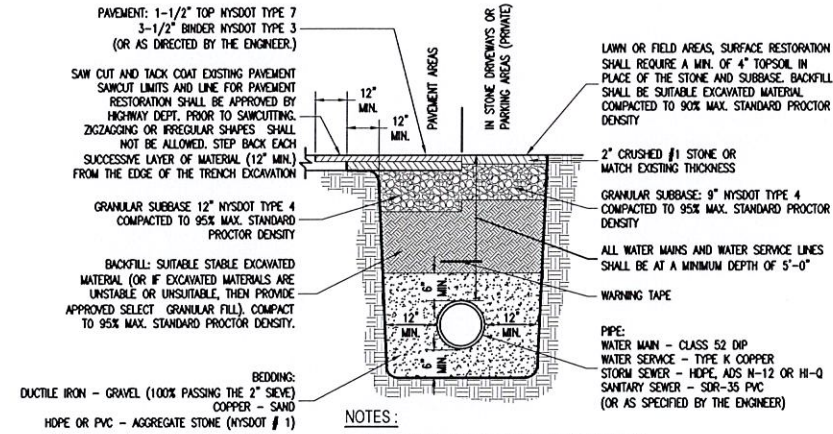
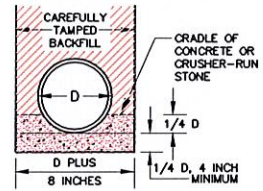
# WATERMAIN / SEWER CROSSING DETAIL

CONDITION	SCHEMATIC	REQUIREMENTS
I WATER LINE ABOVE SEWER LINE		A) WATER LINE AND SEWER LINE PIPE LENGTHS TO BE CENTERED AT CROSSING. EACH LENGTH OF PIPE TO BE 10 FT. MIN.
II WATER LINE ABOVE SEWER LINE		A) WATER LINE AND SEWER LINE PIPE LENGTHS TO BE CENTERED AT CROSSING. EACH LENGTH OF PIPE TO BE 10 FT. MIN. B) WHEN BOTH WATER LINE AND SEWER LINE ARE NEW, SLEEVE SEWER LINE WITH STEEL CASING FOR 10 FT. EACH SIDE OF CROSSING. --OR-- WHEN ONE LINE IS EXISTING, SLEEVE PIPE BEING INSTALLED WITH STEEL CASING FOR 10 FT. EACH SIDE OF CROSSING.
III SEWER LINE ABOVE WATER LINE		A) WATER LINE AND SEWER LINE PIPE LENGTHS TO BE CENTERED AT CROSSING. EACH LENGTH OF PIPE TO BE 10 FT. MIN. B) SLEEVE SEWER LINE WITH "STEEL CASING FOR 10 FT." EACH SIDE OF CROSSING. C) PROVIDE CRADLE OF CONCRETE OR CRUSHER RUN STONE (SEE TRENCH SECTION DETAIL BELOW) FOR WATER LINE AND SEWER LINE FOR 10 FT. EACH SIDE OF CROSSING.
<b>NOTES</b> WL WATER LINE SL SEWER LINE D OUTSIDE DIAMETER OF PIPE IN NO CASE SHALL PIPES BE CLOSER THAN 12 INCHES APART. DISTANCES ARE MEASURED BETWEEN OUTSIDES OF PIPE.		

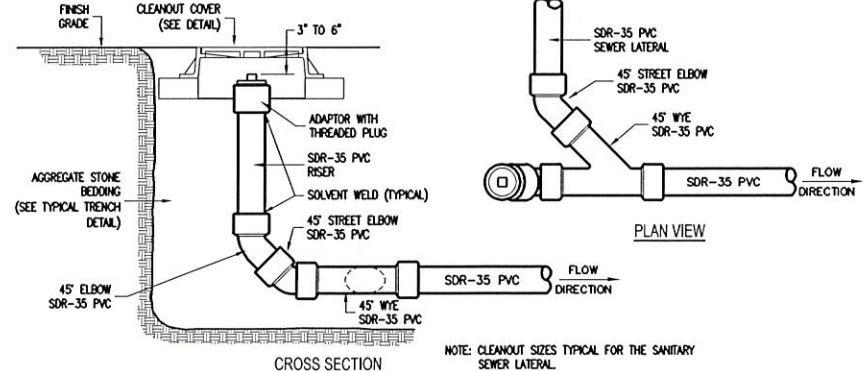


NOTE:  
Contractor shall provide corporation stop, curb stop and box with style/manufacture as directed by the Water Department.

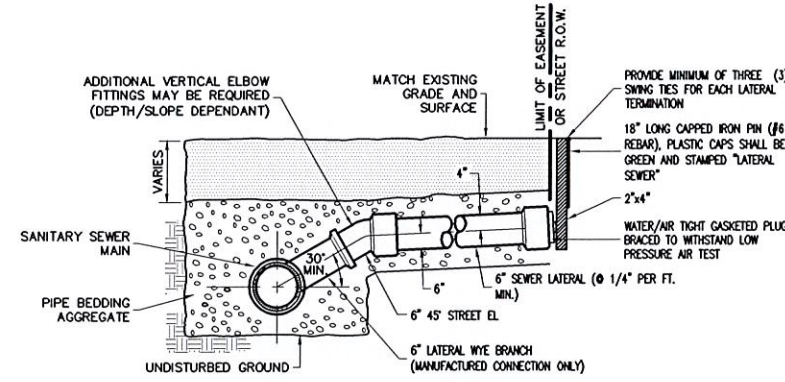
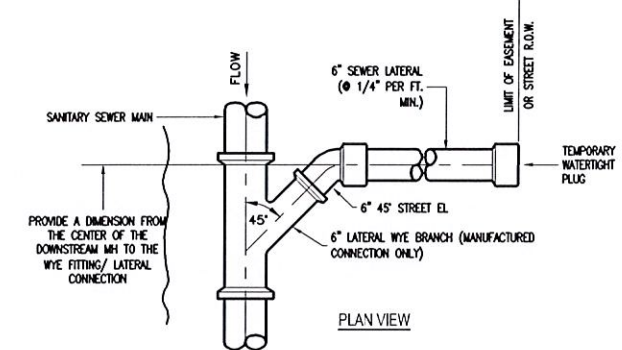
**WATER SERVICE DETAIL**  
N.T.S.



**TYPICAL PIPE TRENCH DETAIL**  
N.T.S.



**SEWER CLEANOUT DETAIL**  
N.T.S.



**SANITARY SEWER MAIN/LATERAL CONNECTION**  
N.T.S.

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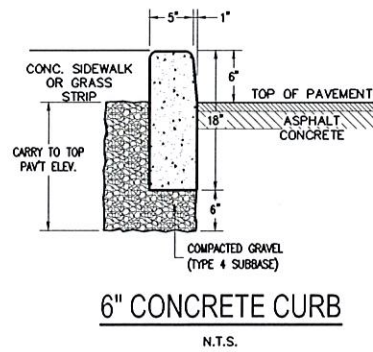
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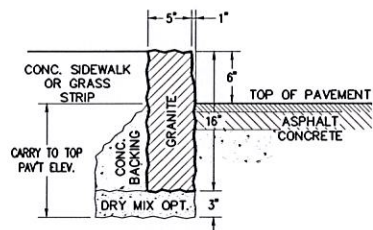
**CIVIL DETAILS**  
**C4**

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Note : stone curb used adjacent to flexible pavement shall be set on a continuous concrete backing (1:3:6 mix approximate). The contractor shall have the option of using a dry concrete mix in the area shown.

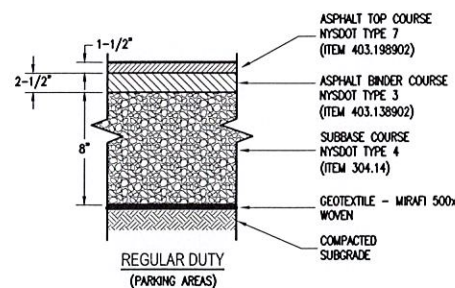


WEIGHT IN POUNDS OF AGGREGATE/BAG OF CEMENT				
SPECIFIC GRAVITY	2.60	2.70	2.80	2.90
FINE AGGREGATE	326	339	351	363
COARSE AGGREGATE	535	556	577	597

SAWED HAMMERED THERMAL FINISH TOP  
QUARRY SPLIT FACE

## GRANITE CURB WITH FLEXIBLE PAVEMENT

N.T.S.

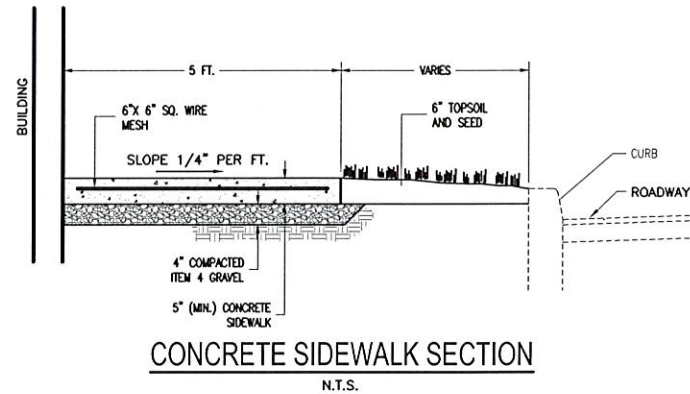


NOTES:

- ALL PAVEMENT AND BASE MATERIAL SHALL CONFORM TO NEW YORK STATE DEPT. OF TRANSPORTATION "STANDARD SPECIFICATIONS, CONSTRUCTION AND MATERIALS".
- SUBGRADE AND SUBBASE SHALL BE COMPACTED TO 95% MAX. STANDARD PROCTOR DENSITY.
- IF SUBGRADE IS UNSUITABLE OR UNSTABLE, UNDERCUT AND REPLACE WITH APPROVED SELECT GRANULAR FILL COMPACTED TO 95% MAX. STANDARD PROCTOR DENSITY.

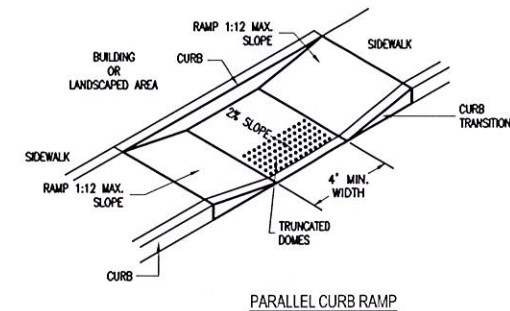
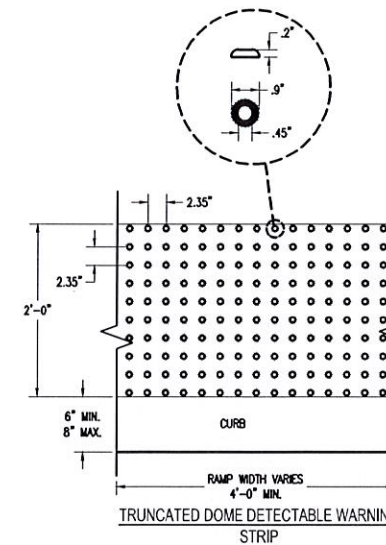
## N.Y. PARKING AREA PAVEMENT SECTIONS

N.T.S.



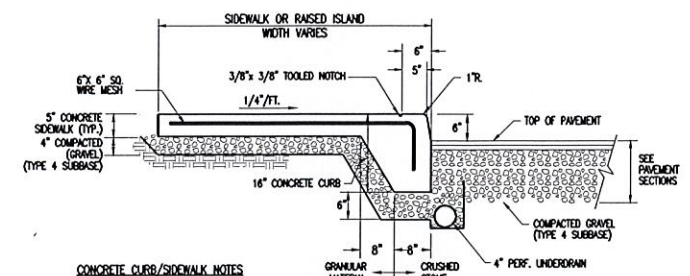
### CONCRETE SIDEWALK NOTES

- The Local Code Enforcement Officer shall be notified prior to repair of existing sidewalk or construction of new sidewalk within a public right-of-way.
- Appropriate barricades shall be required for the entire construction period.
- Provide 3500 psi (28 day compressive strength) concrete, utilizing Type II Portland cement and 6" x 6" sq. wire mesh reinforcement.
- Provide 5/8" wide asphalt impregnated fiber board expansion joints in sidewalk construction as follows:
  - Adjacent to all concrete curbing and gutters.
  - Adjacent to all building foundations or walls.
  - Abutting yard walks, driveways or existing sidewalks.
  - Approximately every 20 ft. in long sidewalk runs.
- Sidewalk shall have a light broom finish across the walk. Edges and joints shall be rounded by an edging tool.
- Side walk shall be coated with a curing compound after finishes are complete.



## CURB RAMP DETAIL

N.T.S.

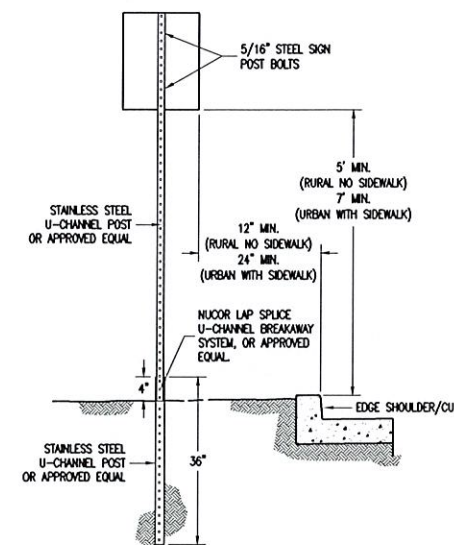


### CONCRETE CURB/SIDEWALK NOTES

- PROVIDE 3500 PSI (28 DAY COMPRESSIVE STRENGTH) CONCRETE, UTILIZING TYPE II PORTLAND CEMENT.
- PROVIDE 5/8" WIDE ASPHALT IMPREGNATED FIBER BOARD CONTROL JOINTS IN SIDEWALK CONSTRUCTION AS FOLLOWS :
  - ADJACENT TO ALL CONCRETE CURBING
  - ADJACENT TO ALL BUILDING FOUNDATIONS/ WALLS
  - APPROXIMATELY EVERY 24 FT. IN LONG SIDEWALK RUNS.
- SIDEWALK SHALL HAVE A LIGHT BROOM FINISH ACROSS THE WALK.
- EDGES AND JOINTS SHALL BE ROUNDED BY AND EDGING TOOL ACCEPTABLE TO OWNER.
- CONTRACTION JOINTS SHALL BE TOOLED TO FORM SQUARE BLOCKS.
- RAMP SLOPE SHALL BE NO GREATER THAN 1:12 .
- CONCRETE CURB / SIDEWALK SHALL BE COATED WITH A CURING COMPOUND AFTER FINISHES ARE COMPLETE.

## INTEGRAL CONCRETE SIDEWALK / CURB

N.T.S.



## TYPICAL SIGN INSTALLATION

N.T.S.



## TYPICAL HC PARKING SIGN

N.T.S.

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Rev.	Date	Description
1.		

It is a Violation Of The New York Education Law, Article 145 Section 7209, For Any Person, Unless He Is Acting Under The Direction Of A Licensed Professional Engineer Or Land Surveyor To Alter An Item In Any Way, If An Item Bearing The Seal Of An Engineer Or Land Surveyor Is Altered, The Altering Engineer Or Land Surveyor Shall Affix To The Item His Seal And The Notation "Altered By" Followed By His Signature And The Date. Of Such Alteration, And A Specific Description Of The Alteration.

SEAL

**GERARD BLOCK APARTMENTS**  
118-122 & 124-126 LAKE STREET  
CITY OF ELMIRA, CHEMUNG COUNTY, NEW YORK

**FAGAN ENGINEERS**  
LAND SURVEYORS P.C.  
113 East Chemung Place  
Elmira N.Y. 14904  
Phone (607) 734-2165  
Fax (607) 734-2169  
www.FaganEngineers.com

Scale: As Noted  
11x17 Prints are 1/2 Size  
Date: November 10, 2017  
Design By: -  
Drawn By: CEL  
Checked By: JBG  
Project No.: 2017.062.003  
Drawing Name: 17062.003-a.dwg

CIVIL DETAILS

C5



RECEIVED 2005 09 2018

Chemung County Planning Board

# Chemung County Planning Board

Chemung County Commerce Center

400 East Church Street

P.O. Box 588

Elmira, New York 14902-0588

(607) 737-5510

[www.chemungcountyny.gov](http://www.chemungcountyny.gov)

[planning@co.chemung.ny.us](mailto:planning@co.chemung.ny.us)

Referral Number

For office use only



## Chemung County Planning Board – Municipal Referral Form

(Please complete all information on both pages)

Referring Municipality: ☐ City ☒ Town ☐ Village of Horseheads

Referring Official: Cathy Wood Title: Planning Board Secretary

Address: 150 Wygant Rd. Horseheads NY 14845

Phone Number: (607) 739-8783 E-mail: cwood@townofhorseheads.org

Referring Board (check appropriate box): ☐ Legislative Board ☐ ZBA ☒ Planning Board

Petitioner(s): Kenneth L. Witter c/o Atty: John W. Maloney Phone: 734-0990 / 857-2964 cell

Petitioner's Mailing Address: 150 Lake St. E-mail: jmaloney@kwmw-law.com

Location of Property: Varco Rd.

Tax Map Parcel Number(s): A-2A (50.00-3-48), A-2B (50.00-3-46.1)

Current Zoning District: Residence A + Ag. + Hill

### Proposed Action: (check all that apply)

- |  |  |
|--|--|
| <input type="checkbox"/> Area Variance                           | <input checked="" type="checkbox"/> Subdivision Review |
| <input type="checkbox"/> Use Variance                            | <input type="checkbox"/> Rezoning                      |
| <input type="checkbox"/> Site Plan Review                        | <input type="checkbox"/> Zoning Text Amendment         |
| <input type="checkbox"/> Special/Conditional Use Permit          | <input type="checkbox"/> Zoning Map Amendment          |
| <input type="checkbox"/> Comprehensive Plan Adoption / Amendment | <input type="checkbox"/> Moratorium                    |
| <input type="checkbox"/> Other (please specify): _____           |  |

Description of the proposed action (attach detailed narrative if available):

Subdivision of land – combine 2 lots into 1 ten (10) acre lot.

The proposed action applies to real property within five hundred feet (500') of the following

(Please identify each item by filling in the appropriate blank after each item)

- ☒ (a) Boundary of the (City), (Village) or (Town) of: VETERAN
- ☐ (b) Boundary of any existing or proposed (County) or (State Park) or any (Other Recreation Area): \_\_\_\_\_
- ☐ (c) Right-of-way of any existing or proposed (County) or (State Parkway), (Thruway), (Expressway), (Road) or (Highway); (Include (County) or (State Route) # and name of (Road): \_\_\_\_\_
- ☐ (d) Existing or proposed right-of-way of any stream or drainage channel owned by the (County) or for which the county has established channel lines: \_\_\_\_\_
- ☐ (e) Existing or proposed boundary of any (County) or (State) owned land on which a public building or institution is situated: \_\_\_\_\_
- ☐ (f) The boundary of a farm operation located in an agricultural district, as defined by article twenty-five-AA of the agriculture and markets law (this subparagraph shall not apply to the granting of area variances: \_\_\_\_\_

#### Hearings/Meetings Schedule

Board	Public Hearing Date	Meeting Dates (prior and future)
Town Board/Village Board of Trustees		
Zoning Board of Appeals		
Planning Board/Planning Commission	8-1-18	7-5-18, 8-1-18
City Council		

Action taken on this application (reviewed, approved, discussed, etc.) 7-5-18 called for public hearing

#### "Full Statement" Checklist

As defined in NYS General Municipal Law §239-m (1)(c)

Please make sure you have enclosed the following required information with your referral, as appropriate.

##### For All Actions:

- \_\_\_\_\_ Chemung County Planning Board – Municipal Referral Form
- \_\_\_\_\_ All application materials required by local law/ordinance to be considered a "complete application" at the local level (PDF preferred).
- \_\_\_\_\_ Part 1 Environmental Assessment Form (EAF) or Environmental Impact Statement (EIS) for State Environmental Quality Review (SEQR). If Type II Action, provide a statement to that effect.
- \_\_\_\_\_ Agricultural Data Statement, for site plan review, special/conditional use permit, use variances, or subdivision review located in an Agricultural District or within 500 feet of a farm operation located in an Agricultural District, per Ag. Districts Law Article 25AA §305-a, Town Law §283-a, and Village Law §7-739.
- \_\_\_\_\_ Municipal board meeting minutes on the proposed action (PDF preferred).

##### For Proposing or Amending Zoning Ordinances or Local Laws: The above requirements AND

- \_\_\_\_\_ Report/minutes from Town Board, Village Board or Trustees or Planning Board (PDF preferred)
- \_\_\_\_\_ Zoning Map
- \_\_\_\_\_ Complete text of proposed law, comprehensive plan, or ordinance (PDF preferred)

**Deadline:** Please submit completed referrals by close of business 10 business days prior to the Chemung County Planning Board meeting.





# Town of Horseheads Application for Planning Board Review

Project location: Vargo Road

Tax Map ID#: A-2A (50.00-3-48) A-2B (50.00-3-46.1)

Application for: ☒ Site Plan Review ☐ Subdivision ☐ Special Permit ☐ Other

Applicant: Kenneth L. Witter

Address: c/o Atty John W. Maloney  
150 Lake Street Amira State: NY Zip: 14901

Phone: (607) 734-0990 Fax: 378-6204 Cell: 857-2964

Email Address: c/o jmaloney@kmm-law.com Send Agenda by Email: ☒ Yes

Owner: (if different) Same

Address: \_\_\_\_\_  
 \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Cell: \_\_\_\_\_

Email Address: \_\_\_\_\_ Send Agenda by Email: ☐ Yes

Plans Prepared by: Weiler Associates

Address: \_\_\_\_\_  
 \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Cell: \_\_\_\_\_

Email Address: \_\_\_\_\_ Send Agenda by Email: ☐ Yes

Project Description: SUBDIVISION OF LAND - 2 LOTS INTO 1 10 Acre LOT

General Location: VARGO RD. - NORTH OF VARGO RD. EAST

Current Zoning: RESIDENCE A + AG AND HILL

Present Use of Property: VACANT

Will Property disturb one acre or more? ☐ Yes If so, How Much? n/a

Description of Stormwater Management: n/a

Water: ☐ Public ☐ Private Sewage: ☐ Public ☐ Private

Total site area: 10 Acres

Anticipated construction time: n/a Staged: ☐ Yes ☐ No

Estimated Cost of Project: n/a

*The information provided is true and correct to the best of my knowledge. I understand that the completion of this application neither implies nor guarantees approval of this project.*

Applicant Signature: Kenneth C. Winter, Sr. Date: 7/5/18

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*All Applications for Planning Board must be received 10 days before scheduled meeting.*

Address: 150 Wygant Rd. Horseheads, NY 14845 Phone: 607-739-7605 Fax: 607-739-0469

Office Use:

Date received: 7-5-18 By: TRC

Plan File #: \_\_\_\_\_ ☐ Assign plan file #

Referrals to: ☒ Chemung County

☐ Village of \_\_\_\_\_

☒ Town of VETERAN

☐ Other \_\_\_\_\_

Fee: \_\_\_\_\_ Paid : ☐ Yes



617.20  
Appendix B  
Short Environmental Assessment Form

**Instructions for Completing**

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>							
Name of Action or Project:							
Project Location (describe, and attach a location map): <i>Vargo Road, Town Horseheads</i>							
Brief Description of Proposed Action: <i>Combine additional 4.998 Acre parcel with existing 5.002 A parcel to create single 10 A building lot for residential construction</i>							
Name of Applicant or Sponsor: <i>Kenneth L. Witter</i>		Telephone: <i>607.734.0990</i>	<i>maloney@kmu-law.com</i>				
		E-Mail: <i>maloney@kmu-law.com</i>					
Address: <i>c/o Atty John W. Maloney 150 Lake St</i>							
City/PO: <i>Oriskany</i>		State: <i>NY</i>	Zip Code: <i>14901</i>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="height: 40px;"></td> <td style="height: 40px;"></td> </tr> </table>	NO	YES		
NO	YES						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="height: 40px;"></td> <td style="height: 40px;"></td> </tr> </table>	NO	YES		
NO	YES						
3.a. Total acreage of the site of the proposed action?		_____ acres					
b. Total acreage to be physically disturbed?		_____ acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
b. Consistent with the adopted comprehensive plan?			
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation service(s) available at or near the site of the proposed action?			
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____	NO	YES	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____	NO	YES	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
b. Is the proposed action located in an archeological sensitive area?			
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____			
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
16. Is the project site located in the 100 year flood plain?	NO	YES	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____ <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	



18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor name: <u>Kenneth L. Witter by John W. Maloney</u> Date: <u>7/5/15</u> Signature: <u>[Signature]</u>		

## PART 2 - FILLED OUT BY TOWN

**Part 2 - Impact Assessment.** The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

**Part 3 - Determination of significance.** The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

_____ Name of Lead Agency	_____ Date
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from Responsible Officer)







RECEIVED MAR 09 2009  
Chemung County Planning Board  
Chemung County Commerce Center  
400 East Church Street  
P.O. Box 588  
Elmira, New York 14902-0588

Referral Number

For office use only

(607) 737-5510  
[www.chemungcountyny.gov](http://www.chemungcountyny.gov)  
[planning@co.chemung.ny.us](mailto:planning@co.chemung.ny.us)

### Chemung County Planning Board – Municipal Referral Form

(Please complete all information on both pages)

Referring Municipality: ☐ City ☒ Town ☐ Village of Horseheads

Referring Official: Cathy Wood Title: Planning Board Secretary

Address: 150 Wygant Rd. Horseheads NY 14845

Phone Number: (607) 739-8783 E-mail: cwood@townofhorseheads.org

Referring Board (check appropriate box): ☐ Legislative Board ☐ ZBA ☒ Planning Board

Charles Story Sr.  
Petitioner(s): Project Mgr. - McCarthy Tire Phone: 570-760-2411

Petitioner's Mailing Address: 340 Kidder St. Wilkes Barre PA, 18702 E-mail: cstory@mccarthytire.com

Location of Property: 220 Latta Brook Ind. Parkway HHSOS, NY 14845

Tax Map Parcel Number(s): 69-1-20.27

Current Zoning District: Industrial Park

#### Proposed Action: (check all that apply)

- |  |  |
|--|--|
| <input type="checkbox"/> Area Variance                           | <input type="checkbox"/> Subdivision Review    |
| <input type="checkbox"/> Use Variance                            | <input type="checkbox"/> Rezoning              |
| <input checked="" type="checkbox"/> Site Plan Review             | <input type="checkbox"/> Zoning Text Amendment |
| <input type="checkbox"/> Special/Conditional Use Permit          | <input type="checkbox"/> Zoning Map Amendment  |
| <input type="checkbox"/> Comprehensive Plan Adoption / Amendment | <input type="checkbox"/> Moratorium            |
| <input type="checkbox"/> Other (please specify): _____           |  |

Description of the proposed action (attach detailed narrative if available):

Construction of a stockade pre-engineered building for storage.



The proposed action applies to real property within five hundred feet (500') of the following

(Please identify each item by filling in the appropriate blank after each item)

☐ (a) Boundary of the (City), (Village) or (Town) of: \_\_\_\_\_

☒ (b) Boundary of any existing or proposed (County) or (State Park) or any (Other Recreation Area): CR 77

☐ (c) Right-of-way of any existing or proposed (County) or (State Parkway), (Thruway), (Expressway), (Road) or (Highway);  
(Include (County) or (State Route) # and name of (Road): \_\_\_\_\_

☐ (d) Existing or proposed right-of-way of any stream or drainage channel owned by the (County) or for which the county has  
established channel lines: \_\_\_\_\_

☐ (e) Existing or proposed boundary of any (County) or (State) owned land on which a public building or institution is situated: \_\_\_\_\_

☐ (f) The boundary of a farm operation located in an agricultural district, as defined by article twenty-five-AA of the agriculture  
and markets law (this subparagraph shall not apply to the granting of area variances: \_\_\_\_\_

#### Hearings/Meetings Schedule

Board	Public Hearing Date	Meeting Dates (prior and future)
Town Board/Village Board of Trustees		
Zoning Board of Appeals		
Planning Board/Planning Commission		7/5/18, 8/1/18
City Council		

Action taken on this application (reviewed, approved, discussed, etc.) referred & carried

#### "Full Statement" Checklist

As defined in NYS General Municipal Law §239-m (1)(c)

Please make sure you have enclosed the following required information with your referral, as appropriate.

##### For All Actions:

- \_\_\_\_\_ Chemung County Planning Board – Municipal Referral Form
- \_\_\_\_\_ All application materials required by local law/ordinance to be considered a "complete application" at the local level (PDF preferred).
- \_\_\_\_\_ Part 1 Environmental Assessment Form (EAF) or Environmental Impact Statement (EIS) for State Environmental Quality Review (SEQR). If Type II Action, provide a statement to that effect.
- \_\_\_\_\_ Agricultural Data Statement, for site plan review, special/conditional use permit, use variances, or subdivision review located in an Agricultural District or within 500 feet of a farm operation located in an Agricultural District, per Ag. Districts Law Article 25AA §305-a, Town Law §283-a, and Village Law §7-739.
- \_\_\_\_\_ Municipal board meeting minutes on the proposed action (PDF preferred).

##### For Proposing or Amending Zoning Ordinances or Local Laws: The above requirements AND

- \_\_\_\_\_ Report/minutes from Town Board, Village Board or Trustees or Planning Board (PDF preferred)
- \_\_\_\_\_ Zoning Map
- \_\_\_\_\_ Complete text of proposed law, comprehensive plan, or ordinance (PDF preferred)

Deadline: Please submit completed referrals by close of business 10 business days prior to the Chemung County Planning Board meeting.



Town of Horseheads Application for Planning Board Review

#586A  
RECEIVED

JUN 25 2018

TOWN CLERK'S OFFICE

Project location: 220 Latta Brook Industrial Parkway

Tax Map ID#: 69-1-20.27

Application for: ☒ Site Plan Review ☐ Subdivision ☐ Special Permit ☐ Other

Applicant: Charles Story Sr. - Project Manager McCarthy Tire

Address: 340 Kidder St.

Wilkes-Barre 1

State: PA

Zip: 18702

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Cell: 570-760-2411

Email Address: cstory@mcCarthyTire.com Send Agenda by Email: ☒ Yes

Owner: (if different) J-Bird Worldwide

Address: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Cell: \_\_\_\_\_

Email Address: \_\_\_\_\_ Send Agenda by Email: ☐ Yes

Plans Prepared by: Griffiths Engineering - Christopher Stastny

Address: 13 S. Washington St

Binghamton

State: NY

Zip: 13903

Phone: 607-724-2400 Fax: 607-724-2436 Cell: \_\_\_\_\_

Email Address: cstastny@griffithsengineering.com Send Agenda by Email: ☒ Yes

Project Description: Construction of a Stockade pre-engineered building for storage

General Location: 220 Latta Brook Industrial Parkway

Current Zoning: Industrial Park



Present Use of Property: Tire sales / service

Will Property disturb one acre or more? ☐ Yes If so, How Much? No

Description of Stormwater Management: maintain existing surface drainage pattern

Water: ☐ Public ☐ Private Sewage: ☐ Public ☐ Private

no water and sewer connections to new building

Total site area: 4.00 Acres

Anticipated construction time: Fall 2018 Staged: ☐ Yes ☐ No

Estimated Cost of Project: \$300,000

*The information provided is true and correct to the best of my knowledge. I understand that the completion of this application neither implies nor guarantees approval of this project.*

Applicant Signature: Charles Story Sr. Date: 6/25/18

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*All Applications for Planning Board must be received **10 days** before scheduled meeting.*

Address: 150 Wygant Rd. Horseheads, NY 14845 Phone: 607-739-7605 Fax: 607-739-0469

Office Use:

Date received: \_\_\_\_\_ By: \_\_\_\_\_

Plan File #: \_\_\_\_\_ ☐ Assign plan file #

Referrals to: ☐ Chemung County

☐ Village of \_\_\_\_\_

☐ Town of \_\_\_\_\_

☐ Other \_\_\_\_\_

Fee: \_\_\_\_\_ Paid: ☐ Yes

**Short Environmental Assessment Form**  
**Part 1 - Project Information**

**RECEIVED**

**JUN 25 2018**

**Instructions for Completing**

TOWN CLERK'S OFFICE

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

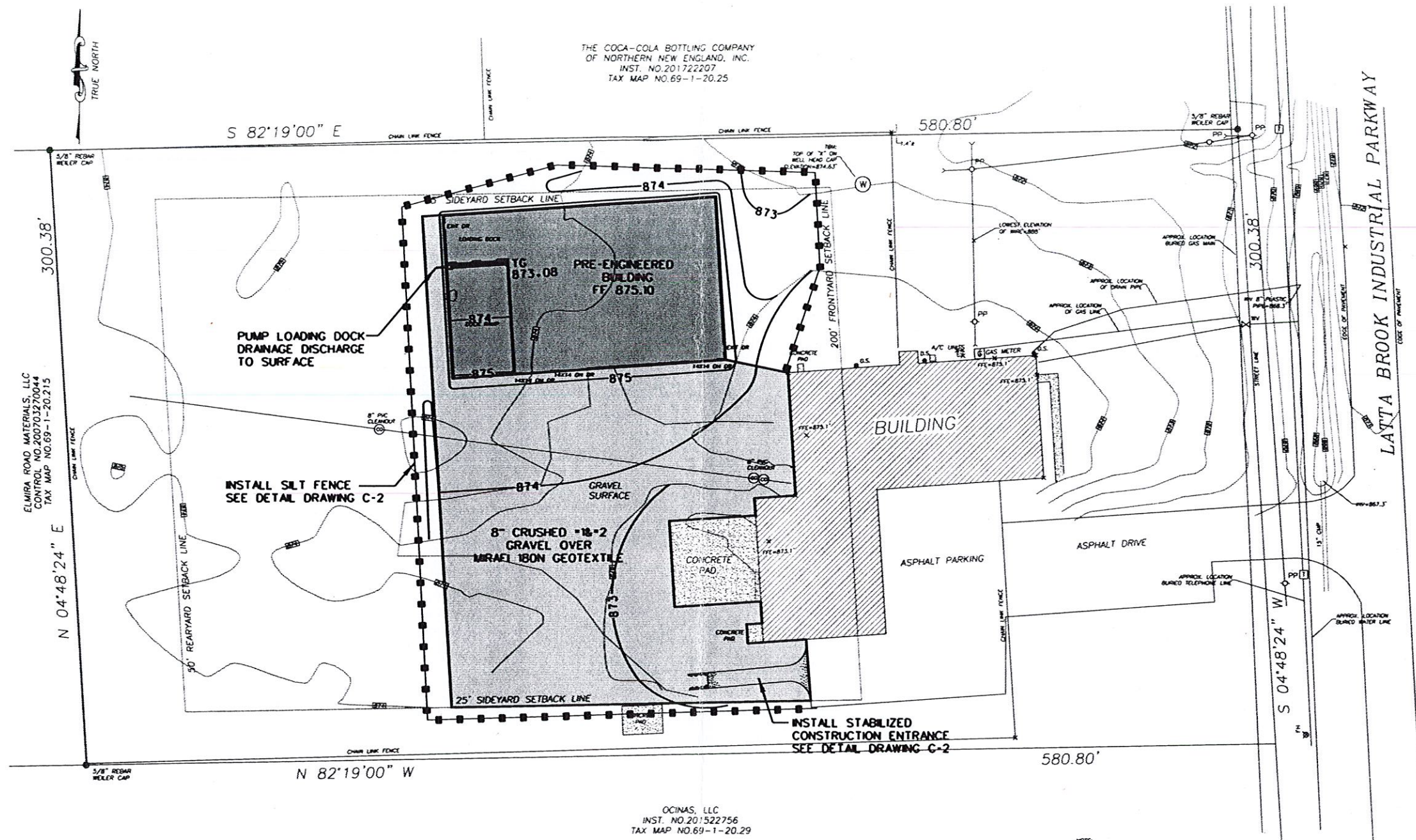
<b>Part 1 - Project and Sponsor Information</b>							
Name of Action or Project: Horseheads Storage Building							
Project Location (describe, and attach a location map): 220 Latta Brook Industrial Park Rd, Horseheads, NY 14845							
Brief Description of Proposed Action: Construction of a pre-engineered Stockade storage building in the industrial park. Building will be used to store tires and service vehicles. The building will not have a water or sewer connection.							
Name of Applicant or Sponsor: Charles Story, Sr; Project Manager, McCarthy Tire		Telephone: 570-760-2411 E-Mail: Cstory@mccarthytire.com					
Address: 340 Kidder St.							
City/PO: Wilkes Barre		State: PA	Zip Code: 18702				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center; padding: 2px;">NO</td> <td style="text-align: center; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
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NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? <span style="float: right;">4.00 acres</span> b. Total acreage to be physically disturbed? <span style="float: right;">0.97 acres</span> c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <span style="float: right;">4.00 acres</span>							
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							



5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____ Proposed storage building has no water service connection	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____ Proposed storage building has no sanitary sewer connection	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES Existing site drainage paths will be maintained	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO   <input checked="" type="checkbox"/>	YES   <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO   <input checked="" type="checkbox"/>	YES   <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO   <input checked="" type="checkbox"/>	YES   <input type="checkbox"/>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: CHARLES STORY SR. <span style="float: right;">Date: 6-25-18</span></p> <p>Signature: <i>Charles Story Sr.</i> for Charles Story Sr.</p>		

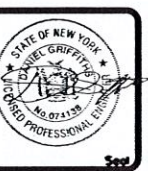




#5861A  
"A"  
**RECEIVED**  
JUN 25 2018  
TOWN CLERK'S OFFICE



**GRIFFITHS ENGINEERING**  
15 South Washington Street, Suite 1  
Binghamton, New York 13905  
Telephone: (607) 734-9400  
Fax: (607) 734-9406



Designed by:	CSS	Date:	6-23-2018	Rev.:	
Drawn by:	Chd by: OG	Project No.:	2018-118	Per.:	AS NOTED
Checked by:	CSS	Scale:			

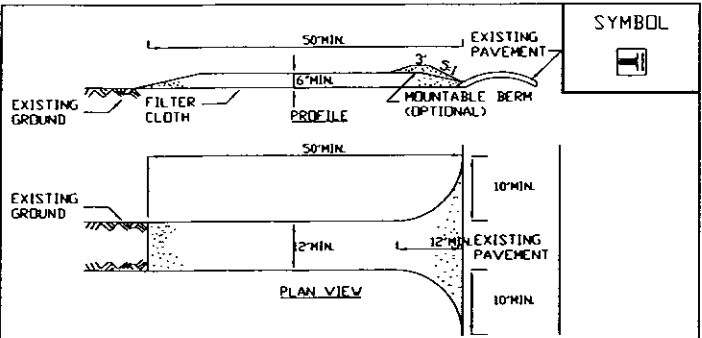
**SITE PLAN**

Project Location: **TOWN OF HORSEHEADS**  
CHEMUNG COUNTY  
Project Name: **BUILDING CONSTRUCTION**  
**220 LATTA BROOK INDUSTRIAL PARKWAY**  
**HORSEHEADS, NY 14845**

Drawing Reference Number:  
**C-1**

GENERAL CONSTRUCTION NOTES:

1. CONTRACTOR SHALL NOTIFY DIG SAFELY NEW YORK NOT LESS THAN THREE DAYS PRIOR TO ANY SUBSURFACE CONSTRUCTION AT (800) 962-7692.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, GRADES, QUANTITIES AND FIELD CONDITIONS PRIOR TO BIDDING THE WORK OR ORDERING MATERIALS.
3. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN MAPPED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS MAPS OR RECORDS. THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES. THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOT SHUTDOWN ANY UTILITIES WITHOUT OWNER'S APPROVAL. A 48 HOUR MINIMUM NOTICE SHALL BE GIVEN FOR ANY UTILITY SHUTDOWN UNLESS NOTED OTHERWISE.
4. ALL EXISTING TOPOGRAPHIC FEATURES WHICH INCLUDE, BUT ARE NOT LIMITED TO, WALLS, WALLS, CURBS, STEPS, TREES, SHRUBS AND UTILITIES ADJACENT TO THE WORK SHALL BE MAINTAINED IN THEIR CURRENT CONDITION, UNLESS NOTED OTHERWISE ON THE DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND CONDITION OF THESE ITEMS IN THE FIELD PRIOR TO STARTING WORK. ANY ITEMS FOUND TO CONFLICT WITH THE WORK REQUIRED AS PART OF THIS CONTRACT SHALL BE IMMEDIATELY REPORTED IN WRITING TO THE ENGINEER. THE CONTRACTOR SHALL FIELD VERIFY EXISTING TOPOGRAPHY PRIOR TO COMMENCEMENT OF EARTHWORK OPERATIONS. ANY ELEVATION DISCREPANCIES WHICH AFFECT THE WORK REQUIRED AS PART OF THE CONTRACT DOCUMENTS SHALL BE IMMEDIATELY REPORTED IN WRITING TO THE ENGINEER. COMMENCEMENT OF WORK WITHOUT THIS WRITTEN NOTIFICATION SHALL CONSTITUTE CONTRACTOR ACCEPTANCE OF THE EXISTING TOPOGRAPHY INDICATED ON THE DRAWINGS AS ACCURATE. NO ADJUSTMENT TO THE CONTRACT WILL BE MADE FOR DISCREPANCIES BROUGHT TO THE ATTENTION OF THE ENGINEER AFTER THE WORK HAS BEGUN.
5. THE CONTRACTOR SHALL CONFORM TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
6. ALL DISTURBED AREAS ADJACENT TO EXISTING LAWN AREAS SHALL RECEIVE 4" OF TOPSOIL, SEED AND MULCH AS REQUIRED TO RESTORE THE PROJECT SITE. APPROXIMATE LIMITS ARE SHOWN.
7. ANY CONSTRUCTION OBSERVATION BY GRIFFITHS ENGINEERING, LLC, IF REQUIRED, IS NOT SUPERVISORY. ACCORDINGLY, GRIFFITHS ENGINEERING, LLC, CAN NEITHER GUARANTEE THE PERFORMANCE OF THE CONSTRUCTION CONTRACTS BY CONTRACTORS NOR ASSUME RESPONSIBILITY FOR A CONTRACTOR'S FAILURE TO FURNISH AND PERFORM WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
8. PROJECT BASEMAPPING TOPOGRAPHIC SURVEY WAS COMPLETED BY WILLIAMS & EDSALL LAND SURVEYORS PC, ONEGO, NY.
9. BUILDING SITE AND AREAS TO BE REGRADED AND GRAVELED SHALL HAVE THE TOPSOIL REMOVED AND STOCKPILED FOR REUSE. STOCKPILE SHALL BE ENCLOSED WITH SILT FENCE AND SILT FENCE SHALL BE MAINTAINED UNTIL STOCKPILED MATERIAL IS USED OR RELOCATED. SUBGRADE AND SUBBASE SURFACES BELOW BUILDING AND GRAVEL LOT SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D1557. ONE DENSITY TEST/600 SF OF SUBGRADE AND ONE TEST/600 SF OF SUBBASE. MINIMUM LIFT THICKNESS OF 8" LOOSE PLACEMENT. PRIOR TO PLACEMENT OF SUBBASE MATERIAL, THE SUBGRADE SHALL BE PROOF ROLLED WITH A FULLY LOADED 40,000 LB TANDEM AXLE DUMP TRUCK UNDER THE OBSERVATION OF A GEOTECHNICAL ENGINEER. ANY AREAS NOTED TO DEFLECT SHALL BE CORRECTED AS DIRECTED BY THE ENGINEER.
10. THE FOLLOWING ACTIONS SHALL BE REQUIRED, AS APPLICABLE:
  - A. MINIMIZING SEDIMENT TRACK-OUT.
  - B. CONTROLLING DISCHARGES FROM STOCKPILED SOIL.
  - C. CONTROLLING AND MINIMIZING DUST.
  - D. PRESERVING TOPSOIL.

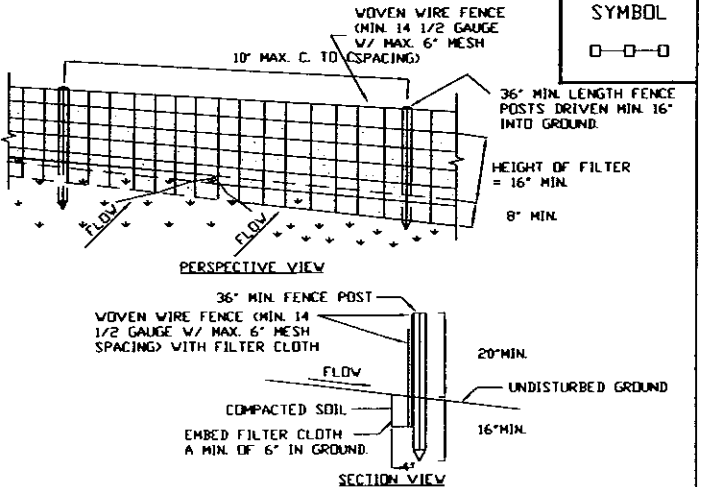


CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

U.S. DEPARTMENT OF AGRICULTURE  
NATURAL RESOURCES CONSERVATION SERVICE  
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

STABILIZED  
CONSTRUCTION  
ENTRANCE



CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFT 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

U.S. DEPARTMENT OF AGRICULTURE  
NATURAL RESOURCES CONSERVATION SERVICE  
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

SILT FENCE



**GRIFFITHS ENGINEERING**  
15 South Washington Street, Suite 1  
Blackburn, New York 12905  
Telephone (607) 734-3400  
Fax (607) 734-3405



Designed by:	CS	Date:	8-28-2018	Rev:	
Drawn by:	CS	Project No.:	2018-18		
Checked by:	CS				
Scale:	As Shown	Per Scale:	As Noted		

**NOTES AND  
DETAILS**

Project Location: **TOWN OF HORSEHEADS**  
**CHEMUNG COUNTY**  
**NEW YORK**  
Project Name: **BUILDING CONSTRUCTION**  
**220 LATTIA BROOK INDUSTRIAL PARKWAY**  
**HORSEHEADS, NY 14845**

Drawing  
Reference  
Number:  
**C-2**



**Town of Big Flats**  
Department of Planning

476 Maple Street  
Big Flats, NY 14814  
T: 607-562-8443  
<http://www.bigflatsny.gov>



## Site Plan Application

This application form is required as part of any request to process a planning action involving the review of a proposed Site Plan. In addition, the Town of Big Flats Municipal Code requires specific material to be submitted with this form. A copy of the applicable sections of the code are available upon request. It is the applicants responsibility to ensure that application package are complete and accurate.

**NOTE: AN INCOMPLETE APPLICATION CANNOT BE SCHEDULED FOR REVIEW**

Preliminary Acceptance Date: \_\_\_\_\_  
Final Approval Date: \_\_\_\_\_ Conditions ☐ Yes ☐ No

Name of Proposed Development: Harbor Freight

Department Use Only:

**Applicant:**

Name DLC MANAGEMENT CORP. - GLENN WILSON  
Address 5457 SHERIDAN DRIVE  
BUFFALO NY, 14221  
Telephone \_\_\_\_\_

**Plans Prepared by:**

Name BERGMANN ASSOCIATES- ROBERT SWITALA  
Address 2665 CORNING ROAD  
HORSEHEADS, NY 14845  
Telephone 607-333-3120

**Owner (If Different):**

Name G & I JK EMPIRE BIG FLATS, LLC  
Address % DLC Management Corp.  
565 Tarter Road, Elmsford NY  
Telephone (914) 631-3131 10523

**Actions Requested**

- ☒ Site Plan Review
- ☐ Site Plan Amendment
- ☐ Area/Use Variance Requested (Additional Fees Apply)
- ☐ Special Use/RLO Permit Required (Additional Fees Apply)

Ownership Intentions: ☐ Purchase ☐ Lease ☐ Other: \_\_\_\_\_

**Project Location:**

Parcel ID: 57.04-1-7.17  
Address: 830 COUNTY ROUTE 64 UNIT 17B  
ELMIRA, NY 14903

**Other Permits Needed:** ☐ Dept. of Health - Water/Septic

(all may not be applicable)

- ☒ Town of Big Flats DPW- Water
- ☐ Chemung County Sewer District
- ☒ NYSDEC- SPDES
- ☐ NYS/ACOE- Wetlands
- ☐ FAA
- ☐ NYSDOT
- ☐ Chemung County DPW-Driveway
- ☐ Town of Big Flats DPW-Driveway
- ☒ Town of Big Flats Building Permit
- ☐ Other: \_\_\_\_\_

Current Zoning: BUSINESS REGIONAL

Variance(s) Requested: N/A

Proposed Use(s) of Site: COMMERCIAL

Anticipated Construction Start Date: 9/15/2018

Anticipated Completion Date: 07/01/2019 Will Construction be Phased: 2

Current Land Use of Site (agricultural, commercial, residential, etc.): COMMERCIAL

Character of Surrounding Lands (agricultural, residential, wetlands, etc.): COMMERCIAL



P (607) 562-8443  
 F (607) 562-7063

## Site Plan Submission Checklist

Please fill all boxes as: complete, N/A or waiver requested

<u>Reference from Big Flats Zoning Law:</u>	<u>Complete:</u>	<u>Waiver Requested:</u>	<u>Notes:</u>
17.32.070 (A)(1): Area Map	X		See cover sheet and area parcel map
17.32.070 (A)(1a): Proposed Lots	N/A		No lots proposed
17.32.070 (A)(1-b-i): Existing and Proposed Lots with Ownership	X		See area parcel map
17.32.070 (A)(1-b-i): Existing and Proposed Lots with Ownership	X		See area parcel map
17.32.070 (A)(1-b-ii): Existing and Proposed Uses	X		See area parcel map
17.32.070 (A)(1-b-iii): Existing and Proposed Districts	X		See area parcel map and master plan
17.32.070 (A)(1-b-iv): Existing and Proposed Roads	X		See area parcel map and master plan
17.32.070 (A)(1-b-v): Existing and Proposed Subdivisions	N/A		
17.32.070 (A)(1-b-vi): Existing and Proposed Easements	X		See site plan package
17.32.070 (A)(1-b-vii): Existing and Proposed Structures	X		See site plan package
17.32.070 (A)(1-b-ix): District boundaries including zoning, fire, school, sewer, and water	X		See site plan package
17.32.070 (A)(1b-x): All Soil Classifications	X		Soil map previously submitted
17.32.070 (A)(2): Area Map of the Site Topography at a scale of not less than one inch to two thousand (2,000) feet, showing the entire proposed site area and the location of the lots for the proposed development	X		See cover sheet
17.32.070 (A)(3): A scaled site development map of the concept plan showing structures	X		See site plan



<u>Reference from Big Flats Zoning Law:</u>	<u>Complete</u>	<u>Waiver Requested</u>	<u>Notes:</u>
17.32.070 (A)(4a): Name, address, and telephone number of applicant	X		See cover sheet and application
17.32.070 (A)(4-b-i): Concise written description of the proposed purpose, nature, and magnitude of the use	X		see cover letter
17.32.070 (A)(4-b-ii): Concise written description of the projected time frame for the proposed development	X		see cover letter
17.32.070 (A)(4-b-iii): Notation of the acreage of the lot proposed for development	X		no change in lot acreage
17.32.070 (A)(4-b-iv): Square footage of each proposed structure	X		see site plan
17.32.070 (A)(4-b-v): Proposal for the source of water supply and method for sewage disposal	X		see utility plan
17.32.080 (A): Site Plan Application	X		
17.32.080 (A)(4): Completed Environmental Assessment Form	X		See Short EAF
17.32.080 (A)(5): Supplemental engineering and technical reports as appropriate to the contents of the preliminary and final plans and required by the planning board	X		SWPPP to be submitted separately
17.32.090 (B): Report and plan regarding any potential environmental impact associated with the proposed development	X		
17.32.090 (C): The mitigation offered or proposed for any environmental impact	N/A		
17.32.090 (D)(1): Title drawing, including name, address, and telephone number of applicant and the tax parcel number of the lot proposed for development	X		See cover sheet
17.32.090 (D)(2): North point, scale and date, all revision dates (month, day, and year)	X		see plans
17.32.090 (D)(3): Boundaries of the development plotted to scale of not more than one hundred (100) feet to one inch on a survey map prepared by a <i>design engineer</i>	X		see plans
17.32.090 (D)(4): Existing natural features such as watercourse, water body, wetland, wooded area and individual large trees and a notation of features to be retained	X		no natural features
17.32.090 (D)(5): Existing and proposed contours at intervals of not more than five feet of elevation	X		see plans
17.32.090 (D)(6): Location of proposed use and the location, area and the height of all structures	X		see plans

<u>Reference from Big Flats Zoning Law:</u>	<u>Complete</u>	<u>Waiver Requested</u>	<u>Notes:</u>
17.32.090 (D)(7): Location of all existing or proposed improvements, whether public or private, including roads, drives, internal drives, driveways, storm water management system, culverts, retaining walls, fences and easements	X		see plans
17.32.090 (D)(8): Preliminary design of sewage disposal and water supply systems and location of such systems	X		see utility plan
17.32.090 (D)(9): Location and design of all energy distribution facilities, including electrical, gas and solar energy system	X		see utility plan
17.32.090 (D)(10): Location of any proposed buffer, barrier and landscaping	X		see landscape plan
17.32.090 (D)(11): Delineation of the extent of each residential area, description of dwelling unit type, and a calculation of the residential density in dwelling units per square foot for each such area			N/A- no residential use
17.32.090 (D)(12): Location of each parking area and vehicle loading area, with access and egress to a drive, internal drive or driveway	X		see site plan
17.32.090 (D)(13): Location, design and size of all signs and outdoor lighting			N/A no lighting plan
17.32.090 (D)(14): The approximate location and dimension of the area proposed for a neighborhood park or playground, or other recreation open space			N/A no park plans
17.32.090 (D)(15): Building orientation and site design for energy efficiency	X		Buildings to meet energy code
17.32.090 (D)(16): Grading plan and erosion control plan, including the description and location of control measures	X		see plans
17.32.090 (D)(17): Location and design of a storm water management system	X		see plans and SWPPP
17.32.090 (D)(18): The lines and dimensions of any lot which is offered, or is to be offered, for dedication to a government for public use, with the purpose indicated thereon, and of any lot proposed to be reserved for the common use of the occupants of the proposed development			N/A
17.32.090 (E): A storm water management analysis and plan consistent with the requirements of The Standards for Storm Water Management in the town of Big Flats	X		See plans and SWPPP





June 15, 2018

Town of Big Flats  
Department of Building Inspections & Code Enforcement  
476 Maple Street  
Big Flats, NY 14814  
Attn: Brenda Belmonte

**RE: Harbor Freight Development Preliminary Site Plan Review**

Brenda;

On behalf of DLC Management Corp., enclosed please find a Preliminary Site Plan Review package for the development of the Harbor Freight store and unassigned tenant space at the Consumer Square. The following information has been provided as part of this submission:

- 10 reduced copies of the Harbor Freight Development Preliminary Site Plans
- 3 Full size copies of the Harbor Freight Development Preliminary Site Plans
- 10 reduced copies of the Architectural Plans for the Harbor Freight Development
- 3 Full size copies of the Architectural Plans for the Harbor Freight Development
- 10 copies of the signed Short Form EAF
- Site Plan Submission Checklist
- Check in the amount of \$2210.00 made payable to Town of Big Flats for the Site Plan review fee

The Stormwater Pollution Prevention Plan (SWPPP) will be submitted to the Town under a separate transmittal with a copy submitted to the Stormwater Coalition.

The proposed project involves the development of the Harbor Freight store and unassigned space. The project will include the demolition of a small shed, development of two retail stores, Harbor Freight and an unassigned tenant space, and the connection to existing utilities. The new development will consist of approximately 28,500 square feet of lease space for future tenants including Harbor Freight and another retail tenant. The overall plan also includes future striping to convert several existing parking spaces to accessible parking spaces to improve the overall parking layout and accessibility.

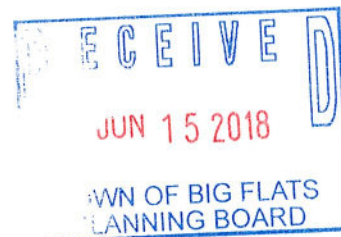
Construction of the Harbor Freight is scheduled to start in September 2018 with the unassigned tenant space to commence shortly after a tenant is confirmed.

We would kindly ask that the Board process the SEQR, refer the project to Chemung County Planning Board and grant Preliminary Site Plan approval for the proposed redevelopment at the July 3<sup>rd</sup> meeting.

Sincerely,

Robert Switala, PE  
PRINCIPAL, BERGMANN

Cc: Glenn Wilson DLC Management Corp.



June 25, 2018

Town of Big Flats  
476 Maple Street  
Big Flats, New York 14814

Attn: Mr. Thomas Whispel, Code Enforcement Officer

Re: **Harbor Freight Preliminary site Plan**  
**DLC Management Corp.**

Dear Mr. Whispel;

The Town of Big Flats requested Hunt Engineers, Architects, Land Surveyors & Landscape Architect, DPC (HUNT) review the following information as it pertains to the Site Plan application for the above referenced project:

1. Site Plan Application \$ Checklist dated June 14, 2018,
2. Short Environmental Assessment Form Dated June 14, 2018, and
3. Engineering Drawings entitled Harbor Freight Preliminary Site Plan, completed by Bergmann Architects, Engineers, Planners dated June 15, 2018.

This project simply involves reuse of the remaining lands previously occupied by the Walmart building and offers limited site improvements regulated by the Tow of Big Flats Zoning Ordinance. HUNT offers the following comments on the submitted Harbor Freight Site Plan Application:

1. A stormwater pollution prevention plan shall be submitted for review and approval by the Town of Big Flats and the Chemung County Stormwater Coalition.
2. Given the length of time that the Walmart has been demolished and the subsequent green space established, existing and proposed lot coverage areas should be provided to verify compliance with area and bulk density requirements.
3. The 2009 Town of Big Flats Development Design Guidelines, completed by Behan Planning and Design, encourage additional landscaping throughout the Town and including the Business Regional Area. The development of the former Walmart site is listed in these design standards as an opportunity to complete such improvements. As a result, it is recommended that additional landscaping be included in the site plan to achieve the goals envisioned by the Town. Additional landscaping could be obtained by establishing islands within the adjacent parking lots to the north and west of the proposed development as well as installing landscaping in the grassed areas immediately west of the proposed tenant building.
4. The existing water services into the proposed buildings are in close proximity to the former field and stream as well as the proposed loading dock retaining wall. Verify that the



proposed water service closest to the proposed loading dock wall have sufficient cover from all sides to minimize freezing.

5. Each building is proposed to receive a separate domestic and fire suppression water service. The Town of Big Flats water department desires each building to have a single combined water service entrance into the building. Reduction of the number of water services in the rear of the proposed facility may allow the developer to achieve greater separation from buildings, other utilities and the aforementioned loading dock.
6. Watermain Installation notes call for a meter bypass around a 1 ½ inch diameter or larger water meter. Bypasses discouraged and should only be acceptable if specifically approved by the Town of Big Flats Water Department.

If you have any questions regarding the above listed comments, please do not hesitate to contact me.

Sincerely,

HUNT ENGINEERS, ARCHITECTS, LAND SURVEYORS & LANDSCAPE ARCHITECT, D. P.C.

A handwritten signature in blue ink, appearing to read "Tim SD".

Timothy K. Steed, PE

# Short Environmental Assessment Form

## Part 1 - Project Information

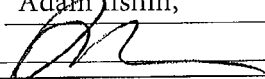
### Instructions for Completing

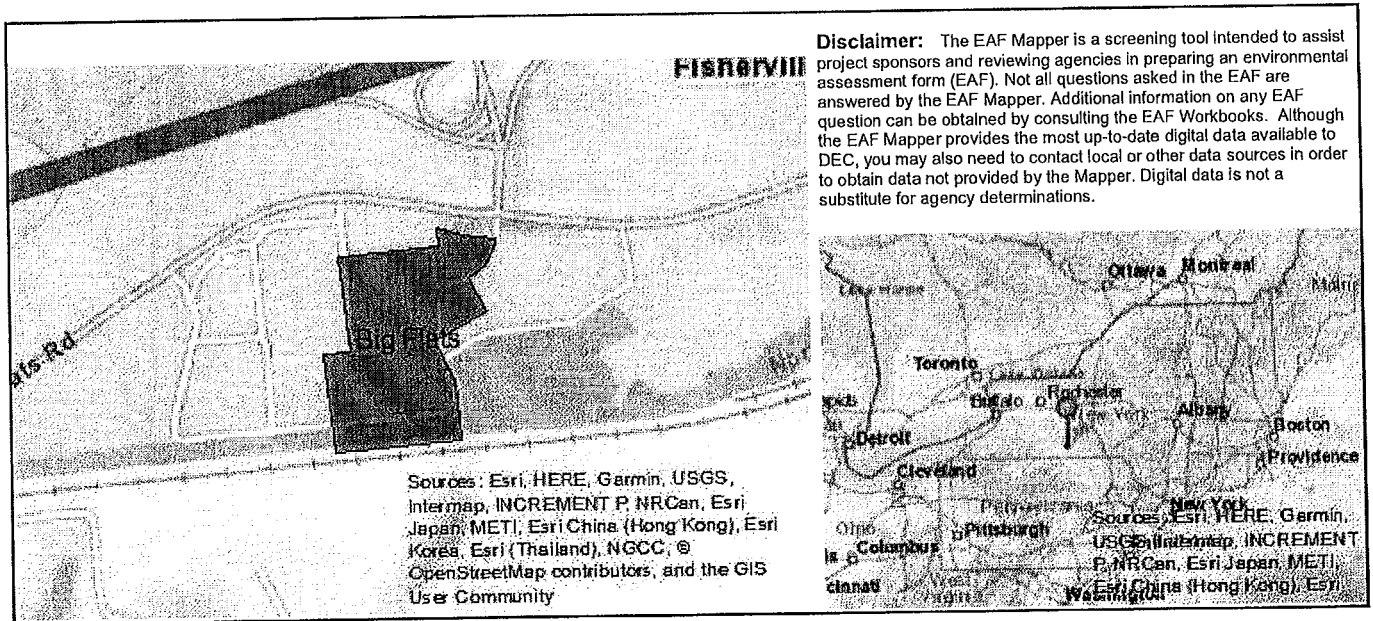
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: TAYLOR ARCHITECTS- HARBOR FREIGHT			
Project Location (describe, and attach a location map): 830 COUNTY ROUTE 64 UNIT 17B ELMIRA NY 14903			
Brief Description of Proposed Action: The proposed Harbor Freight will be 16,500 sf and the unassigned tenant space between the two buildings will be 12,000 sf. The developer wants the unassigned tenant space between the two buildings to be approved through the site plan but will hold off building until a tenant is found. Stormwater mitigation was already taken care of when the Field and Stream, no further mitigation is required as part of this project. New buildings will be attached to existing sanitary, stormwater, water, electric, gas, and telephone services. A SSDS may be required at this location in accordance with Field and Stream's Supplemental Phase II.			
Name of Applicant or Sponsor: <i>GWI Empire Big Flats LLC.</i> GLENN WILSON- DLC MANAGEMENT CORP.		Telephone: (914) 304-5679 E-Mail: GWILSON@DLCMGMT.COM	
Address: 5457 SHERIDAN DRIVE			
City/PO: BUFFALO	State: NY	Zip Code: 14221	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		2.08 acres	
b. Total acreage to be physically disturbed?		1.2 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		16.27 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			



18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO   <input checked="" type="checkbox"/>	YES   <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO   <input checked="" type="checkbox"/>	YES   <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO   <input checked="" type="checkbox"/>	YES   <input type="checkbox"/>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>Adam Ifshin,</u> Date: <u>6/14/18</u></p> <p>Signature: <u></u></p>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No





# BERGMANN

ARCHITECTS ENGINEERS PLANNERS

2665 Corning Road // Horseheads, NY 14845  
607.795.1110 / 607.795.1444 fax

www.bergmannpc.com

## PROJECT CONTACT LIST

**OWNER:**  
- **DLC MANAGEMENT CORP.**  
- 5457 SHERIDAN DRIVE  
- BUFFALO NY, 14221  
- CONTACT: GLENN WILSON  
- PHONE: 914.631.3131

**APPLICANT:**  
- **DLC MANAGEMENT CORP.**  
- 5457 SHERIDAN DRIVE  
- BUFFALO NY, 14221  
- CONTACT: GLENN WILSON  
- PHONE: 914.631.3131

**STRUCTURAL ENGINEER:**  
- TBD

**ARCHITECT:**  
- **TAYLOR ARCHITECTS**  
- 572 NORTH BROADWAY  
- WHITE PLAINS NY, 10603  
- CONTACT: ROBERT DALLESSANDRO  
- PHONE: 914.289.0011

**MECHANICAL ENGINEER:**  
- TBD

**CIVIL ENGINEER:**  
- **BERGMANN**  
- 2665 CORNING ROAD  
- HORSEHEADS, NY 14845  
- CONTACT: ROBERT SWITALA  
- PHONE: 607.333.3120

**ELECTRICAL ENGINEER:**  
- TBD

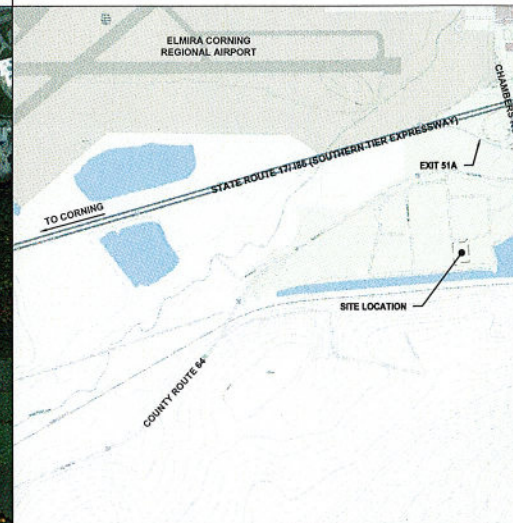
## DRAWING INDEX

C000 COVER SHEET  
C001 GENERAL NOTES/LEGEND  
C002 AREA PARCEL PLAN  
C003 EXISTING CONDITIONS PLAN  
C004 DEMOLITION PLAN  
C005 SITE PLAN  
C006 UTILITY PLAN  
C007 STORM WATER PLAN  
C008 EROSION AND SEDIMENTATION  
CONTROL/GRADING PLAN  
C009-C012 DETAILS

## PROJECT LOCATION MAP: 1" - 1000'



## PROJECT TOPOGRAPHIC MAP: 1" - 1000'



#### SEQUENCE OF CONSTRUCTION:

1. PRE-CONSTRUCTION MEETING HELD BY PROJECT MANAGER AND THE OPERATOR'S ENGINEER PRIOR TO LAND DISTURBING ACTIVITIES.
2. HAVE A QUALIFIED PROFESSIONAL CONDUCT AN ASSESSMENT OF THE SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND CERTIFY IN AN INSPECTION REPORT THAT THE APPROPRIATE EROSION AND SEDIMENT CONTROLS AS REQUIRED BY PART IV OF THE GP-0-15-002 HAVE BEEN ADEQUATELY INSTALLED OR IMPLEMENTED TO ENSURE OVERALL PREPAREDNESS OF THE SITE FOR THE COMMENCEMENT OF CONSTRUCTION.
3. INSTALL CONSTRUCTION FENCING AROUND AREA TO BE DEMOLISHED.
4. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
5. INSTALL INLET PROTECTION ON EXISTING INLETS, SILT SOCKS, STOCKPILE AREA AND CONCRETE WASH-OUT AREA IN THE LOCATIONS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN SHEET.
6. EARTHWORK WILL BE PERFORMED AND ONLY IN AREAS WHERE BUILDING IS PLANNED TO COMMENCE WITHIN 14 DAYS.
7. COMMENCE SITE GRADING AND BUILDING PAD PREPARATION.
8. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY STABILIZED.
9. INSTALL STORM SEWER AND OTHER UTILITIES.
10. CONSTRUCT ALL CURB, GUTTER INLETS, AREA INLETS, AND STORM SEWER MANHOLES, AS SHOWN ON THE PLANS. INSTALL INLET/OUTLET PROTECTION AT THE LOCATIONS OF ALL GRATE INLETS AND CURB INLETS.
11. REMOVE INLET PROTECTION AROUND INLETS AND MANHOLES NO MORE THAN 48 HOURS PRIOR TO PLACING STABILIZED BASE COURSE.
12. INSTALL BASE MATERIAL AS REQUIRED FOR PAVEMENT.
13. CARRY OUT FINAL GRADING AND SEEDING AND PLANTING.
14. REMOVE EROSION CONTROL MEASURES ONLY AFTER ALL PAVING IS COMPLETE AND EXPOSED SURFACES ARE STABILIZED.

#### WASTE/HAZARDOUS MATERIAL PRACTICES:

1. WHENEVER POSSIBLE COVERED TRASH CONTAINERS SHOULD BE USED.
2. DAILY SITE CLEANUP IS REQUIRED TO REDUCE DEBRIS AND POLLUTANTS IN THE ENVIRONMENT.
3. CONTRACTOR SHALL PROVIDE A SAFE STORAGE SPACE FOR ALL PAINTS, STAINS AND SOLVENTS INSIDE A COVERED STORAGE AREA.
4. CONTRACTOR SHALL PROVIDE A SAFE STORAGE AREA FOR PESTICIDES AND FERTILIZERS.
5. ALL FUELS, OILS AND GREASE MUST BE KEPT IN CONTAINERS AT ALL TIMES.

#### GENERAL NOTES:

1. THE UNDERGROUND STRUCTURES AND UTILITIES SHOWN ON THIS MAP HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORD MAPS. THEY ARE NOT CERTIFIED TO THE ACCURACY OF THEIR LOCATION AND/OR COMPLETENESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND EXTENT OF ALL UNDERGROUND STRUCTURES AND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION ACTIVITIES IN THEIR VICINITY. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES FIELD STAKED BEFORE STARTING WORK BY CALLING 1-800-982-7962.
2. THE CONTRACTOR SHALL PERFORM ALL WORK IN COMPLIANCE WITH TITLE 29 OF FEDERAL REGULATIONS, PART 1926, SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION(OSHA).
3. DRAINAGE ALONG ALL ROADS AND PRIVATE DRIVES SHALL BE KEPT CLEAN OF MUD, DEBRIS ETC. AT ALL TIMES.
4. REFER TO ARCHITECTURAL DRAWINGS FOR PRECISE BUILDING DIMENSIONS.
5. THE CONTRACTOR SHALL CONSULT THE DESIGN ENGINEER BEFORE DEVIATING FROM THESE PLANS.
6. IN ALL TRENCH EXCAVATIONS, CONTRACTOR MUST LAY THE TRENCH SIDE SLOPES BACK TO A SAFE SLOPE, USE A TRENCH SHIELD OR PROVIDE SHEETING AND BRACING.
7. IF SUSPICIOUS AND/OR HAZARDOUS MATERIAL IS ENCOUNTERED DURING DEMOLITION/CONSTRUCTION, ALL WORK SHALL STOP AND THE DEPARTMENT OF HEALTH AND THE NEW YORK STATE DEPARTMENT OF CONSERVATION SHALL BE NOTIFIED IMMEDIATELY. WORK SHALL NOT RESUME UNTIL THE DEVELOPER HAS OUTLINED APPROPRIATE ACTION FOR DEALING WITH THE WASTE MATERIAL AND THE DEVELOPMENT PLANS ARE MODIFIED AS MAY BE NECESSARY.
8. EXCAVATED WASTE MATERIAL REMOVED FROM THE SITE SHALL BE PLACED AT A LOCATION ACCEPTABLE TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
9. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO MAINTAIN A MINIMUM OF 2' OF COVER OVER ALL EXISTING UTILITIES AND NEW STORM AND SANITARY PIPES DURING CONSTRUCTION.
10. ALL EXISTING SURFACE APPURTENANCES (I.E. WATER VALVES, CATCH BASIN FRAMES AND GRATES, MANHOLE COVERS) WITHIN THE PROJECT LIMITS SHALL BE ADJUSTED TO FINISHED GRADE. (NO SEPARATE PAYMENT).
11. AREAS DISTURBED OR DAMAGED AS PART OF THIS PROJECTS CONSTRUCTION THAT ARE OUTSIDE OF THE PRIMARY WORK AREA SHALL BE RESTORED, AT THE CONTRACTORS EXPENSE, TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
12. UNLESS COVERED BY THE CONTRACT SPECIFICATIONS OR AS NOTED ON THE PLANS, ALL WORK SHALL CONFORM TO THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS DATED MAY 1, 2008 AND ANY SUBSEQUENT APPENDICES.

#### SANITARY SEWER NOTES:

1. ONLY DOMESTIC WASTE FROM THE PROJECT SHALL BE DISCHARGED INTO THE SANITARY SEWER.
2. ALL SANITARY LATERALS SHALL BE 6" PVC SDR-21 UNLESS OTHERWISE SPECIFIED ON THE PLANS
3. A MINIMUM OF 4 FEET OF COVER SHALL BE PROVIDED OVER ENTIRE LENGTH OF ALL SANITARY LA
4. SANITARY SEWER LATERAL (S) AND APPURTENANCES SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE TOWN OF BIG FLATS & CHEMUNG COUNTY SEWER DEPARTMENT.
5. MAXIMUM SPACING BETWEEN CLEANOUTS ON SANITARY LATERALS MAY NOT EXCEED SEVENTY-FIVE (75) FEET.
6. MAXIMUM SPACING BETWEEN SANITARY MANHOLES MAY NOT EXCEED THREE-HUNDRED (300) FEET.
7. EXFILTRATION AND/OR INFILTRATION FOR SANITARY SEWERS SHALL BE LIMITED TO 100 GALLONS PER INCH DIAMETER, AND SHALL BE PERFORMED IN ACCORDANCE WITH DISTRICT PROCEDURE VACUUM TESTS, SHALL NOT BE ALLOWED ON SANITARY MANHOLES.
8. ALL MANHOLES SHALL BE 4' DIAMETER UNLESS OTHERWISE SPECIFIED ON PLANS.

#### STORM SEWER:

1. SEE PLANS FOR STORM PIPE SIZES AND MATERIAL.
2. IN INSTANCES WHERE THE STORM SEWER CROSSES THE SANITARY SEWER A CRUSHED STONE ENC/ PROVIDED AROUND THE SANITARY SEWER UP TO THE STORM SEWER-COMPACT WITH APPROVED EQ
3. ALL CATCH BASINS AND STORM MANHOLES WITHIN PAVEMENT TO BE CONSTRUCTED TO WITHSTAND
4. ALL STORM PIPE TO BE SIKPP (SMOOTH INTERIOR CORRUGATED PLASTIC PIPE) UNLESS OTHERWISE

#### WATER MAIN INSTALLATION:

1. WATER SERVICE LINE (LATERALS) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS NYS HEALTH DEPARTMENT, AND THE TOWN OF BIG FLATS WATER DEPARTMENT.
2. WATER MAINS AND ALL WATER SERVICE LINES SHALL HAVE A MINIMUM OF 5 FEET OF COVER FROM OF PIPE.
3. THE MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER MAINS SHALL BE 18" MIN/ OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SEWER MAINS SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPE OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE, WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQ SUPPORT (COMPACTED SELECTED FILL) SHALL BE PROVIDED FOR THE SEWERS TO PREVENT EXCESS JOINTS AND SETTLING ON AND BREAKING THE WATER MAINS.
4. ALL MECHANICAL JOINTS, FITTINGS (TEES, BENDS, PLUGS) ETC. SHALL BE BACKED WITH 3000 P.S BLOCKS OR APPROVED MECHANICAL RESTRAINTS.
5. ALL VALVES TO BE TIED DIRECTLY TO ANCHOR TEES UNLESS OTHERWISE SPECIFIED ON PLANS.
6. WHERE PIPING IS TO BE PLACED WITHIN FILL AREAS, THE FILL SHALL BE PLACED AND COMPACTED/ MODIFIED PROCTOR PRIOR TO TRENCH EXCAVATION.
7. SHUTDOWN OF EXISTING WATER MAINS SHALL BE IN ACCORDANCE WITH THE TOWN OF BIG FLATS ' WATER DEPARTMENT MUST BE NOTIFIED IN ADVANCE OF ALL PROPOSED SHUTDOWNS IN ACCORDANCE DIRECTION. WATER MUST BE TURNED BACK ON AS SOON AS POSSIBLE. ALL ENDS OF WATER MAIN WITH ADEQUATE PLUG, BLOCK, AND BLOW-OFF AS INDICATED ON THE PLANS.
8. WATER METER(S) TO BE LOCATED ON THE INTERIOR OF EXTERIOR WALL(S) IMMEDIATELY UPON SEF THE BUILDING(S). NONRESIDENTIAL SERVICES: THE INSTALLATION OF A 1-1/2-INCH METER OR L BY-PASS ASSEMBLY AROUND THE METER.
9. WATER SERVICE LINES SHALL BE SEPARATED AT LEAST 10 FEET, MEASURED FROM OUTSIDE OF TH MAINS.
10. THE CONTRACTOR SHALL NOTIFY THE OWNERS 48 HOURS IN ADVANCE OF ANY UTILITY SHUT DOWN

#### WATER SYSTEM TESTS:

1. SOIL TEST. THE CONTRACTOR SHALL PROVIDE A SOIL TEST EVALUATION TO DETERMINE THE NEED FOR ENCASEMENT PER ANSI/AWWA C105/AZ1.5-82 PRIOR TO WATER MAIN INSTALLATION. SOIL TESTING BY AN APPROVED SOIL TESTING LABORATORY IN ACCORDANCE WITH LOCAL WATER DISTRICT STAND
2. WATER PIPING SHALL BE FLUSHED AND TESTED IN CONFORMANCE WITH THE LATEST REVISION OF STANDARD FOR DUCTILE IRON PIPE, C605 FOR PVC PIPE, OR EQUIVALENT OF C600 AND/OR C601
3. THE PROPOSED WORKS MUST CONFORM TO THE LATEST REVISION OF ANSI/AWWA C651 STANDARD EXCEPTED. FOLLOWING FLUSHING AND TESTING, THE ENGINEER SHALL OVERSEE COLLECTION OF AN OF BACTERIOLOGICAL SAMPLES FOR THE TOTAL AND FECAL COLIFORM AND FOR STANDARD BACTER THE FIELD FREE CHLORINE RESIDUAL IS LESS THAN 1.5 PPM AND THE SAMPLING POINTS HAVE 8 PRIOR TO SAMPLING, THE ENGINEER SHALL COORDINATE THE APPROPRIATE NUMBER AND LOCATION COLLECTED WITH THE COUNTY OR STATE HEALTH DEPARTMENT HAVING JURISDICTION.
4. THE COMPLETED WORKS SHALL NOT BE PLACED INTO SERVICE UNTIL THE APPROVAL OF COMPLET ISSUED BY THE COUNTY OR STATE HEALTH DEPT. HAVING JURISDICTION. PRIOR TO ISSUANCE, A N PROFESSIONAL ENGINEER MUST SUBMIT CERTIFICATION TO THAT HEALTH DEPARTMENT THAT: THEY I REPRESENTATIVE WITNESSED THAT CONSTRUCTION WAS IN CONFORMANCE WITH THE PLANS AS APP TESTING, AND DISINFECTION PROCEDURES NOTED HEREIN HAD BEEN PROPERLY PERFORMED; AND, RESULTS FROM THE COMPLETED WORKS WERE ACCEPTABLE. COPIES OF THE OFFICIAL LABORATORY INCLUDED WITH THE CERTIFICATION.
5. FIRE HYDRANTS ARE NOT ACCEPTABLE TESTING/SAMPLING POINTS.
6. WATER SERVICE LINES SIZED 4-INCHES OR GREATER SHALL BE:
  - PRESSURE TESTED IN ACCORDANCE WITH THE LATEST SPECIFICATIONS OF THE TOWN OF BIG DEPARTMENT. THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE FROM THE
  - DISINFECTION BY USING THE CONTINUOUS FEED METHOD ACCORDING TO AWWA STANDARD SI FLUSHING AND DISINFECTING THE SERVICE LINE. WATER SAMPLES SHALL BE COLLECTED BY DEPARTMENT OF HEALTH. APPROVAL AND NOTIFICATION BY THE HEALTH DEPARTMENT MUST THE LATERAL IS PLACED IN SERVICE.

#### WATER MAIN MATERIALS:

1. CEMENT-LINED DUCTILE-IRON (DI) PIPE MUST BE CLASS 52 MINIMUM CONFORMING WITH THE LAT ANSI/AWWA C151 STANDARD. IF REQUIRED BY WATER SUPPLIER THE PIPE SHALL BE ENCASED WITH POLYETHYLENE WRAP AS PER LATEST REVISION OF ANSI/AWWA C105 STANDARD.





M:\Taylor\012766.00 TAYLOR ARCHITECTS - HARBOR FREIGHT\4.0 Dwg\sk4.1 Cdw002- Overall.dwg

6/15/2016 10:59 AM

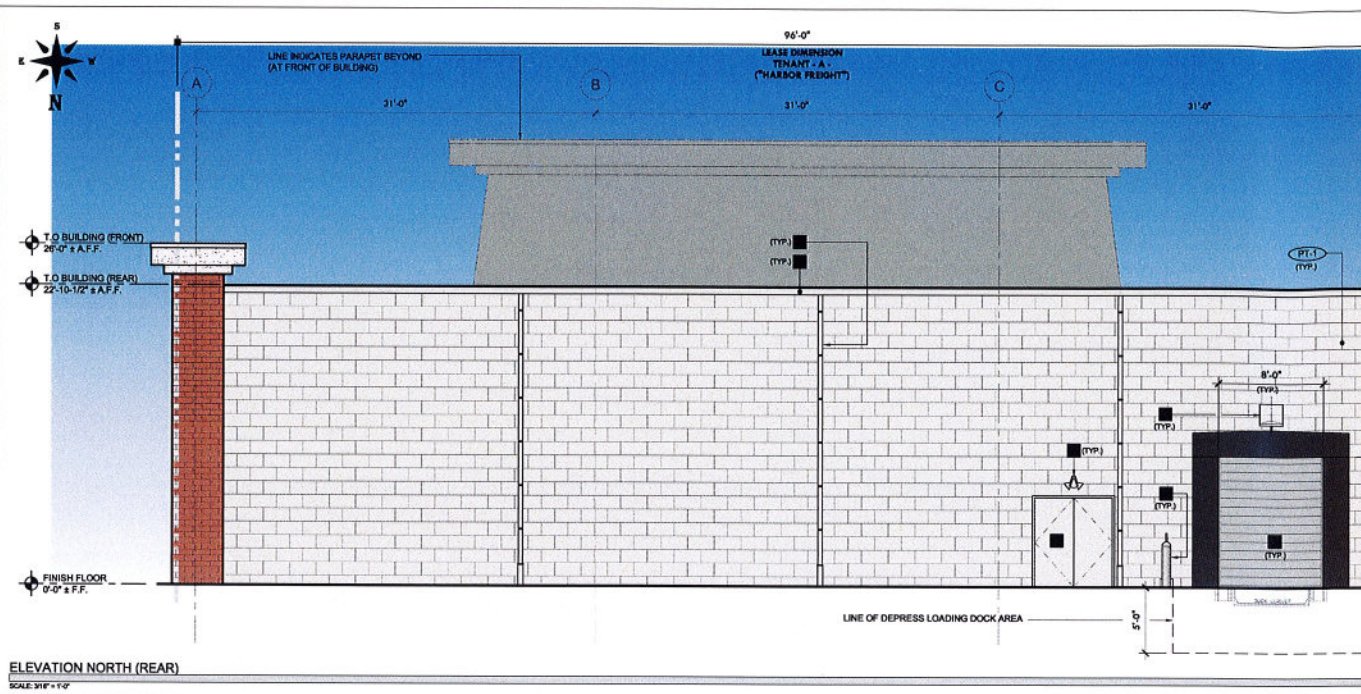
NUMBER	TAX ID	PARCEL OWNER
1	58.03-1-48	LOWE'S HOME CENTERS, INC.
2	57.04-1-7.3	TLC CENTRAL, LLC
3	57.04-1-5	CHEWING COUNTY
4	57.04-1-7.131	BIG FLATS LOGGING ASSOCIATES LLC
5	57.04-1-7.132	BIG FLATS LOGGING ASSOCIATES LLC TACO BELL CORP.
6	57.04-1-7.15	G&I IX EMPIRE BIG FLATS LLC
7	57.04-1-9.2	G&I IX EMPIRE BIG FLATS LLC
8	57.04-1-9.1	G&I IX EMPIRE BIG FLATS LLC
9	57.04-1-8	THE 1262 LLC
10	57.04-1-7.11	G&I IX EMPIRE BIG FLATS LLC
11	57.04-1-7.16	G&I IX EMPIRE BIG FLATS LLC

NUMBER	TAX ID	PARCEL OWNER
12	57.04-1-7.11	G&I IX EMPIRE BIG FLATS LLC
13	57.04-1-7.17	G&I IX EMPIRE BIG FLATS LLC
14	57.04-1-7.11	G&I IX EMPIRE BIG FLATS LLC
15	68.00-1-2	WELLES TRUST
16	68.00-1-2	WELLES TRUST
17	68.00-1-4	BENDERSON 85-1 TRUST/ BENDERSON ET AL TTEES

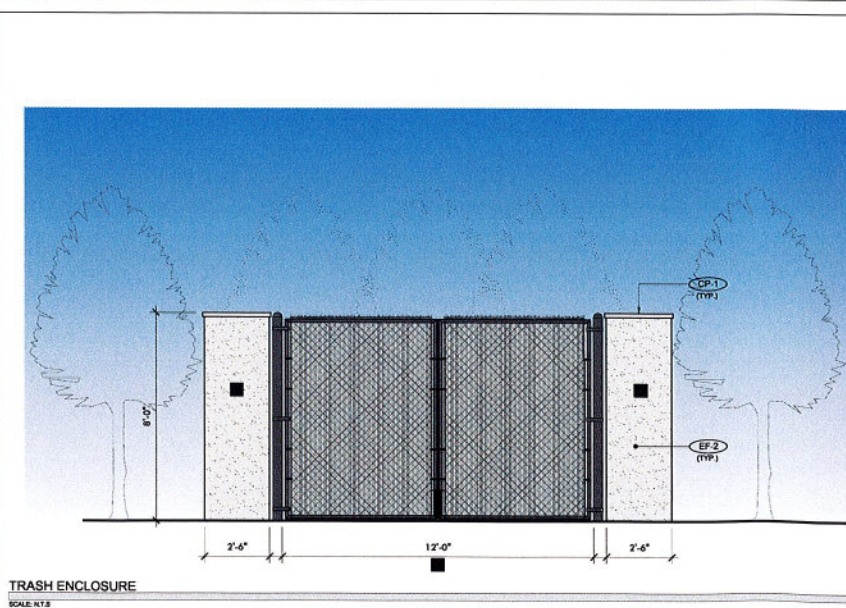
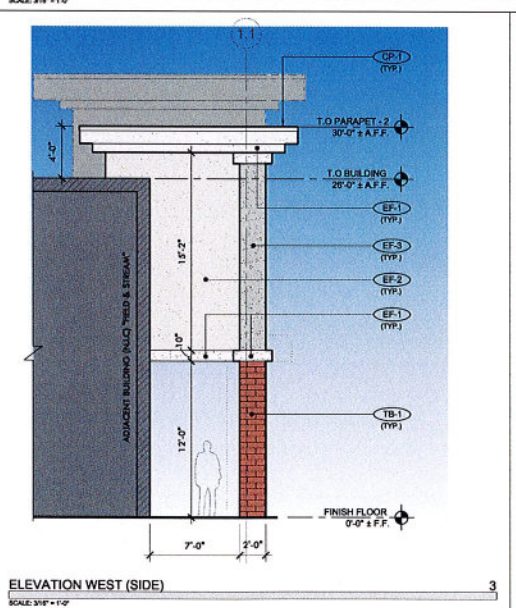
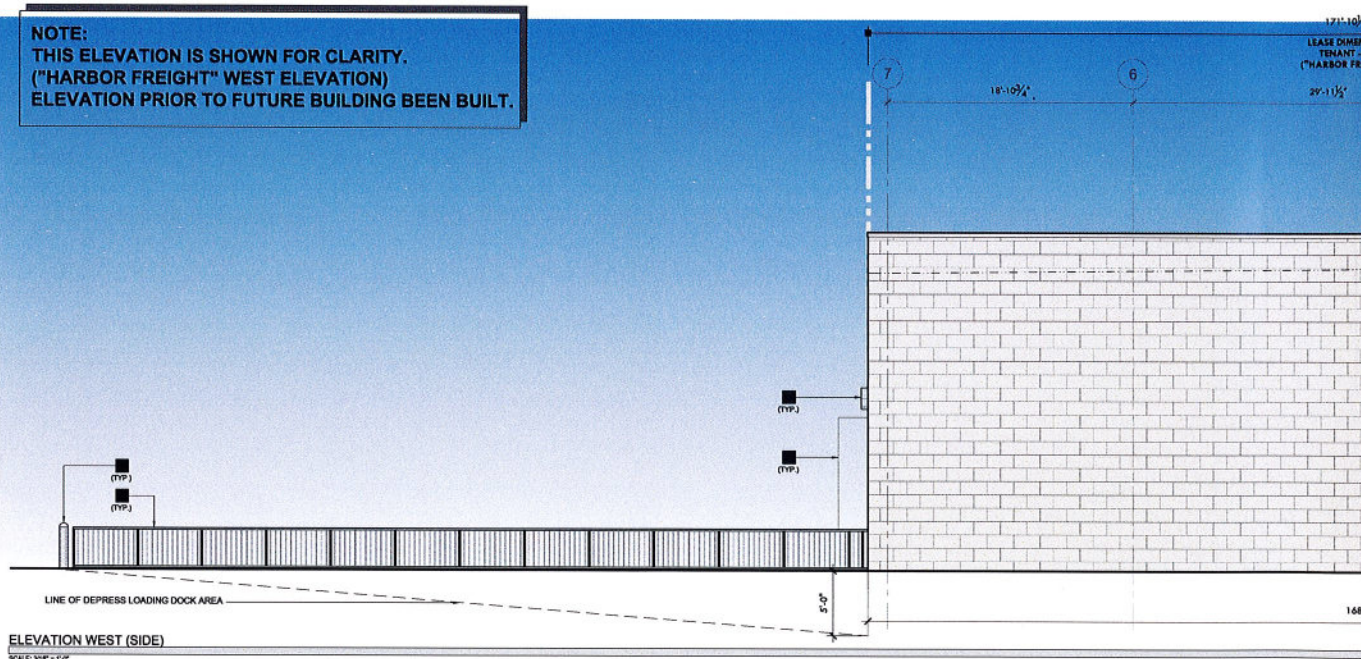








**NOTE:**  
THIS ELEVATION IS SHOWN FOR CLARITY.  
("HARBOR FREIGHT" WEST ELEVATION)  
ELEVATION PRIOR TO FUTURE BUILDING BEEN BUILT.





**Town of Big Flats**  
Department of Planning

476 Maple Street  
Big Flats, NY 14814  
T: 607-562-8443  
<http://www.bigflatsny.gov>



## Subdivision Application

This application form is required as part of any request to process a planning action involving the review of a proposed subdivision. In addition, the Town of Big Flats Municipal Code requires specific material to be submitted with this form. A copy of the applicable sections of the code are available upon request. It is the applicants responsibility to ensure that application package is complete and accurate.

**NOTE: AN INCOMPLETE APPLICATION CANNOT BE SCHEDULED FOR REVIEW**

Application Date: \_\_\_\_\_

Name of Proposed Subdivision: \_\_\_\_\_

**Applicant:**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
Telephone \_\_\_\_\_

**Plans Prepared by:**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
Telephone \_\_\_\_\_

**Owner (If Different):**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
Telephone \_\_\_\_\_

**Actions Requested**

- ☐ Subdivision Review  
☐ Re-subdivision  
☐ Area Variance Requested (Additional Fees Apply)

**Project Location:**

**Parcel ID:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
\_\_\_\_\_

**Current Zoning:** \_\_\_\_\_

**Variance(s) Requested:** \_\_\_\_\_  
\_\_\_\_\_

**Existing number of parcels:** \_\_\_\_\_

**Proposed number of parcels:** \_\_\_\_\_

**Are the proposed parcels for residential use?** \_\_\_\_\_ **If so, how many dwelling units?** \_\_\_\_\_

Department Use Only:

- Other Permits Needed:** ☐ Dept. of Health –Water/Septic  
(all may not be applicable) ☐ Town of Big Flats DPW- Water  
☐ Chemung County Sewer District  
☐ NYSDEC- Sewer  
☐ NYSDEC- SPDES  
☐ NYS/ACOE-Wetlands  
☐ NYSDOT  
☐ Chemung County DPW-Driveway  
☐ Town of Big Flats DPW-Driveway  
☐ Town of Big Flats Building Permit  
☐ Other: \_\_\_\_\_

**Number of dwelling units, by type:**

Single Family \_\_\_\_\_ Condominiums \_\_\_\_\_  
Duplex \_\_\_\_\_ Townhouses \_\_\_\_\_  
Senior Housing \_\_\_\_\_ Other\* \_\_\_\_\_  
Multi Family \_\_\_\_\_ Total Units \_\_\_\_\_  
\*Explain Other \_\_\_\_\_





