



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
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: Tina M. McGrane Title: Deputy Town Clerk, Planning Board Secretary

Address: 150 Wygant Road, Horseheads, NY

Phone Number: 607-739-8783 E-mail: tmcgrane@townofhorseheads.org

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

Petitioner(s): Eric Biscaro Phone: 585-356-4423

Petitioner's Mailing Address: 653 Ellicott St., Endicott, NY E-mail: ericbiscaro@gmail.com

Location of Property: 2046R Lake Road, Horseheads, NY 14845

Tax Map Parcel Number(s): 79.07-1-5

Current Zoning District: 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):

Build two (2) 20' x 200' mini storage units

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.R. 65
- ☐ (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		3/4/2020, 4/1/2020
City Council		

Action taken on this application (reviewed, approved, discussed, etc.) Discussed, Reviewed, Referred

"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.

336A



Town of Horseheads Application for Planning Board Review

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FEB 21 2020

TOWN CLERK'S OFFICE

Project location: 2046 R Lake RdTax Map ID#: 79.07-1-5Application for: ☒ Site Plan Review ☐ Subdivision ☐ Special Permit ☐ OtherApplicant: BKM Elmira Properties Inc. - Eric BiscaroAddress: 653 Ellicott StHorseheads Batavia State: N.Y. Zip: 14020Phone: 585-356-4423 - Eric Fax: _____ Cell: 585-356-4423Email Address: ericbiscaro@gmail.com Send Agenda by Email: ☒ YesOwner: (if different) Eric Biscaro - BKM Elmira Properties Inc.Address: 653 Ellicott StBatavia N.Y. State: N.Y. Zip: 14020Phone: 585-356-4423 Fax: _____ Cell: SameEmail Address: Same Send Agenda by Email: ☒ YesPlans Prepared by: Eric BiscaroAddress: 653 Ellicott StBatavia N.Y. State: N.Y. Zip: 14020Phone: 585-356-4423 Fax: _____ Cell: SameEmail Address: _____ Send Agenda by Email: ☐ YesProject Description: Build 2 - 20' x 20' mini storage buildings

General Location: _____

Current Zoning: Business Zoning District

SEPTEMBER

1911

Present Use of Property: Un used

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

Description of Stormwater Management: all water already runs to a ponded area that never has standing water now

Water: ☐ Public ☐ Private Sewage: ☐ Public ☐ Private
none

Total site area: 115' x 230'

Anticipated construction time: 60-90 Days. Staged: ☐ Yes ☐ No

Estimated Cost of Project: 120,000.00

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: [Signature] Date: 2-18-20

Owner Signature: [Signature] Date: 2-18-20

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: 2/21/2020 By: Greg Larnard

Plan File #: _____ ☐ Assign plan file #

Referrals to: ☐ Chemung County

☐ Village of _____

☐ Town of _____

☐ Other _____

Fee: \$104²⁵ 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.

Part 1 - Project and Sponsor Information																		
Name of Action or Project: <i>ARMOR Storage Units</i>																		
Project Location (describe, and attach a location map): <i>2062 R Lake Rd</i>																		
Brief Description of Proposed Action: <i>2 - 20x200' mini Storage Buildings.</i>																		
Name of Applicant or Sponsor: <i>Eric Biscaro - DRM Elmira Properties Inc.</i>		Telephone: <i>585-356-4423</i>																
Address: <i>653 Ellicott St</i>		E-Mail: <i>ericbiscaro@gmail.com</i>																
City/PO: <i>Batavia N</i>		State: <i>N.Y</i>	Zip Code: <i>14020</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%;"><tr><td style="width: 50%;">NO</td><td style="width: 50%;">YES</td></tr><tr><td style="text-align: center;"><i>X</i></td><td></td></tr></table>	NO	YES	<i>X</i>												
NO	YES																	
<i>X</i>																		
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%;"><tr><td style="width: 50%;">NO</td><td style="width: 50%;">YES</td></tr><tr><td style="text-align: center;"><i>X</i></td><td></td></tr></table>	NO	YES	<i>X</i>												
NO	YES																	
<i>X</i>																		
3.a. Total acreage of the site of the proposed action? <i>3.2</i> acres																		
b. Total acreage to be physically disturbed? <i>.5</i> acres																		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <i>3.2</i> acres																		
4. Check all land uses that occur on, adjoining and near the proposed action. <table style="width: 100%;"><tr><td><input type="checkbox"/> Urban</td><td><input type="checkbox"/> Rural (non-agriculture)</td><td><input type="checkbox"/> Industrial</td><td><input checked="" type="checkbox"/> Commercial</td><td><input checked="" type="checkbox"/> Residential (suburban)</td></tr><tr><td><input type="checkbox"/> Forest</td><td><input type="checkbox"/> Agriculture</td><td><input type="checkbox"/> Aquatic</td><td colspan="2"><input type="checkbox"/> Other (specify): _____</td></tr><tr><td><input type="checkbox"/> Parkland</td><td colspan="4"></td></tr></table>				<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)	<input type="checkbox"/> Forest	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input type="checkbox"/> Other (specify): _____		<input type="checkbox"/> Parkland				
<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)														
<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
		X	
b. Consistent with the adopted comprehensive plan?			X
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
			X
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	
			X
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
			X
b. Are public transportation service(s) available at or near the site of the proposed action?			X
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			X
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	
			X
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>None needed for storage</u>	NO	YES	
			X
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>None needed for storage</u>	NO	YES	
			X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
			X
b. Is the proposed action located in an archeological sensitive area?			X
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	
			X
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: _____			X
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	YES	
			X
16. Is the project site located in the 100 year flood plain?	NO	YES	
			X
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: <u>existing storm drains in adjacent parking lot</u> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	NO	YES	
			X

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 X	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 X	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 X	YES

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Eric Biscard Date: 2-7-20

Signature: [Signature]

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.

<input type="checkbox"/> 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.	
<input type="checkbox"/> 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)



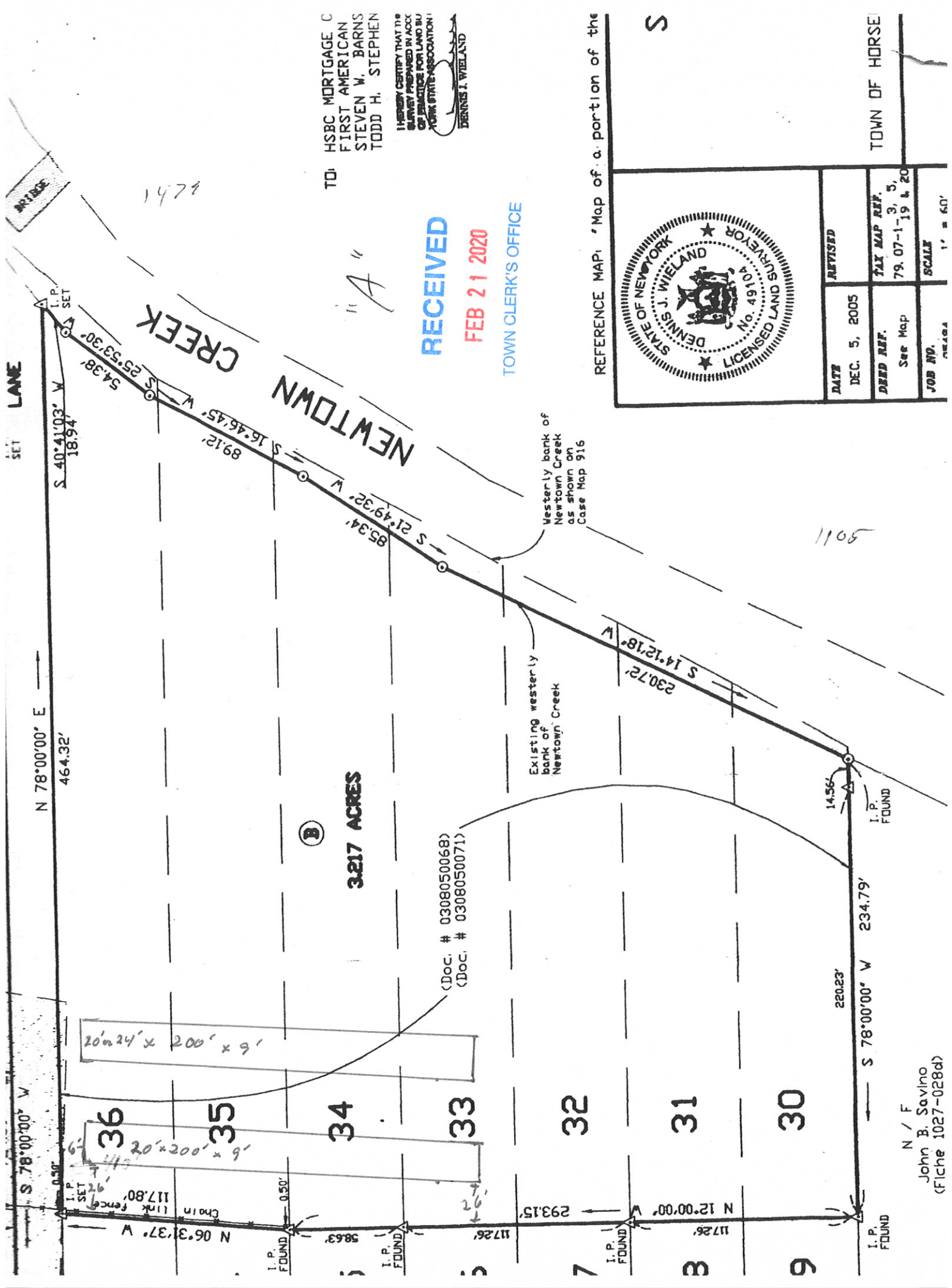
"A"

Scale 1" = 100'

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FEB 21 2020

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Google Maps 2056 Lake Rd



Image capture: Aug 2018 © 2020 Google

Elmira, New York



Street View



"A"

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2056

1890

Fiscal Year 01/01/2020 - 12/31/2020

Warrant Date 12/31/2019

School Elmira Heights

Town of Horseheads
County & Town Real Property Tax Bill
2020

Estimated State Aid

County: \$27,661,315

Town: \$455,318

Please retain this portion of bill for your records.

Make checks payable to:
 Town of Horseheads
 OR Make Payments online at
 www.townofhorseheads.org

N. Rohde, Receiver 150 Wygant Road
 Horseheads NY, 14845
 (607) 739-8783
 Monday – Friday 8AM to 4PM

Payment Options:
 Town Hall – **No Cash** - Checks/M.O.s only
 Chemung Canal – Cash/Checks/M.O.s
 Online – Credit/Debit and e-checks

MAP NUMBER 073489 79.07-1-5

BANK CODE

Property Information

BKM Elmira Properties Inc
 653 Ellicott St
 Batavia, NY 14020

Location: 2046R Lake Rd
 Classification: Vacant comm
 Dimensions: 0.00 X 0.00
 Acres: 3.22
 Account Number: 21413000
 Roll Section: 1

Bill Number: 344097

To make name and address corrections or for exemption information contact assessor
 Melanie VanNoy, 150 Wygant Rd., Horseheads, NY 14845 Telephone: 607-739-0873
 Deadline for filing of exemption(s) is: March 1, 2020

Levy Description	Total Levy	%CHG	Taxable	Tax Rate	Tax Amount
** County of Chemung	5,276,449.00	7.9	14,600.00	7.353188	107.36
Community College	800,000.00	-13.7	14,600.00	.679046	9.91
Library District	866,131.00	6.3	14,600.00	.735283	10.74
Town of Horseheads	1,231,562.00	0.7	14,600.00	1.714348	25.03
Elmira Heights fire	148,696.00	2.2	14,600.00	.839696	12.26

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Total Due: \$ 165.30

IF PAYING ONLINE, PLEASE INCLUDE BILL #. CASH/OTHER PAYMENTS MAY BE MADE AT CCTC BRANCHES.

State mandated programs consume 100% of the County's \$31.2 million property tax levy
 and \$7.5 million of the County's sales tax revenue.

PROPERTY TAXPAYER'S BILL OF RIGHTS

The assessor estimated the Full Market Value
 of this property as of

Assessed Value as of

Uniform Percentage of Value

July 1, 2018 as 15,368.00

March 1, 2019 as 14,600.00

95.00

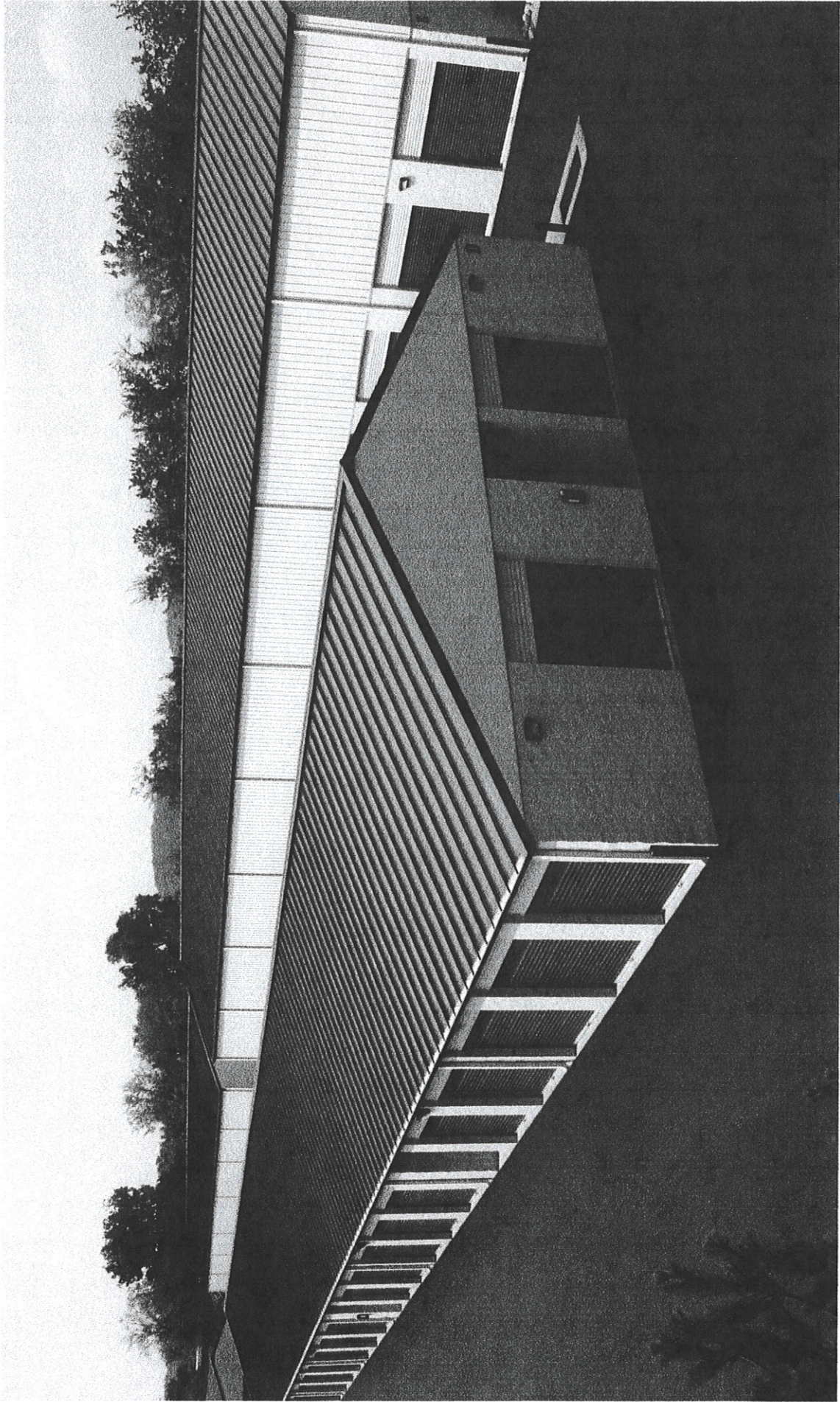
Exemption	Full Value	Total Value
Due If Paid By	Interest	Amount
01/31/2020	0%	0.00
03/02/2000	1%	1.65
03/31/2020	2%	3.31
		2.00
		\$ 170.61
		\$ 165.30
		\$ 166.95
		\$ 170.61

THE UNIVERSITY OF CHICAGO

LIBRARY

500 EAST HALL

CHICAGO, ILL. 60607



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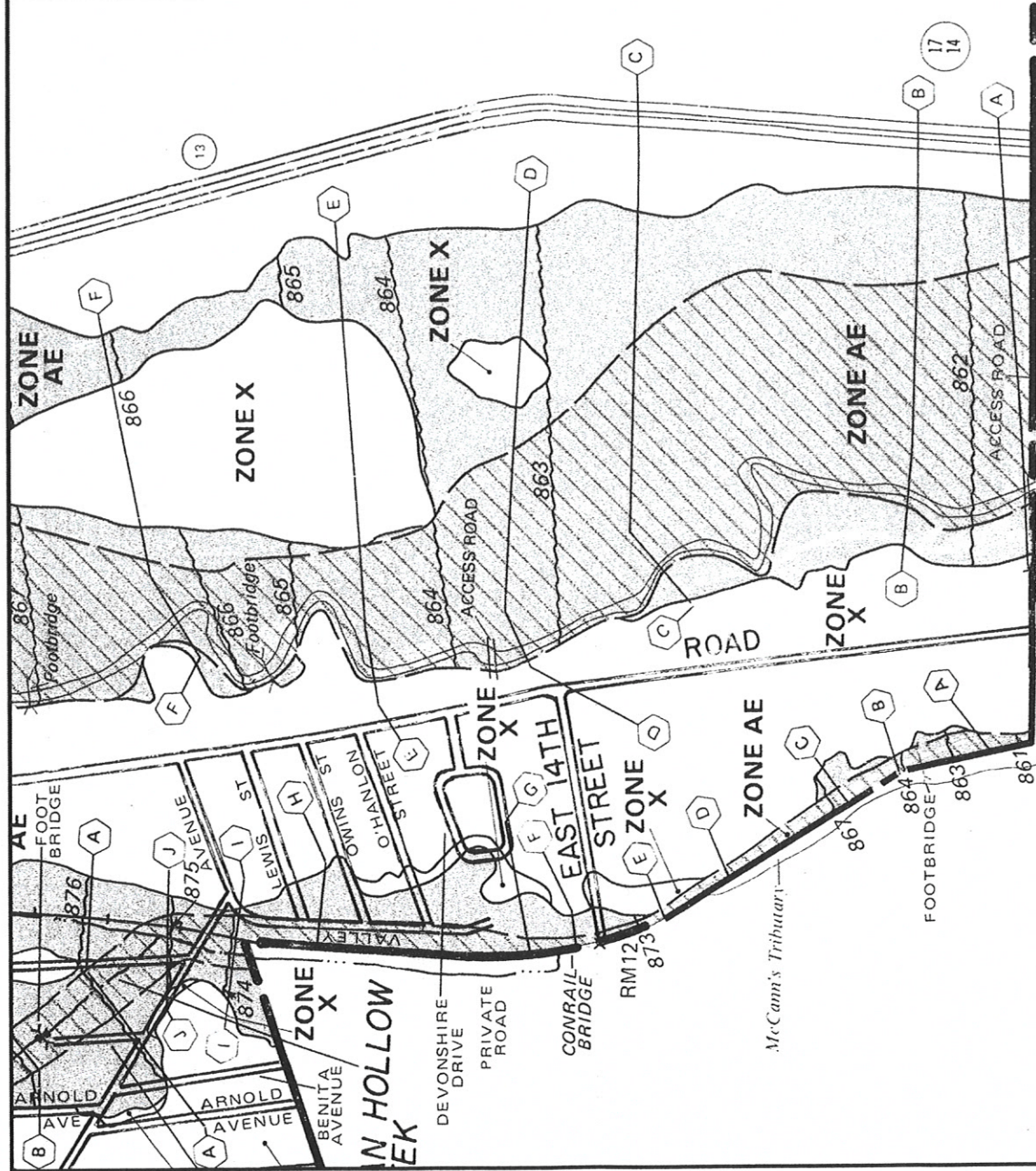
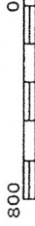
FEB 21 2020

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"A"



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP

TOWN OF
HORSEHEADS,
NEW YORK
CHEMUNG COUNTY

PANEL 15 OF 20
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER

360153 0015 C

MAP REVISED:

SEPTEMBER 29, 1996



Federal Emergency Management Agency

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