



RECEIVED
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 City of Elmira

Referring Official: Thomas Skebey _____ Title: Director of Code Enforcement _____

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

Phone Number: X5694 _____ E-mail: tskebey@cityofelmira.net _____

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

Petitioner(s): Providence Housing Development Corporation _____ Phone: (585)529-9557 _____

Petitioner's Mailing Address: 1136 Buffalo Road, Rochester, NY 14624 _____ E-mail: Mark.Greisberger@dor.org _____

Location of Property: 416 Powell Street, Elmira, NY _____

Tax Map Parcel Number(s): 99.11-4-22.1 _____

Current Zoning District: RD _____

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 type="checkbox"/> X 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 Elmira City Planning Commission Minutes & Resolution

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): _____
- ☐ (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:
County Office Building - HUMAN RESOURCES CENTER, 425 PA. AVE., ELMIRA, NY
- ☐ (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	12/6/18	11/1/18
City Council		

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



City of Elmira
Inspection Services 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 City Planning Commission:

A. Statement of Ownership and Interest

I (We) Providence Housing Development Corporation
Name of Applicant
of 1136 Buffalo Road
Street #
Rochester, NY 14624
City, State, Zip

hereby make 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:
416 Powell St, City of Elmira, NY
2. current zoning classification RD - Multi-Family (Available from Inspection Services)
3. tax map # 99.11-4-22.1 (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

PLEASE TAKE NOTICE that if the above application is for a variance, or special permit, or approval of a site plan or fencing and planting in "Junkyards", or the establishment of a mobile/manufactured home park, and if the answer to question "B.4." above in the respective application is "Yes", the aforesaid application must be referred to the Chemung County Planning Board for its recommendation and report **before** a final determination can be made by the City of Elmira's Planning Commission or Zoning Board of Appeals.

C. General Data

1. Current Use Vacant Proposed Use Multi-Family
2. Number of dwelling units proposed: 37
3. Number of employees proposed: _____
4. Parking spaces required: 37
 - A. Proposed: 23 C. Loading Zone Required: ☐ Yes ☒ No
 - B. Handicapped: 2 D. Curb Cut Permit Required: ☒ Yes ☐ No
5. Type of Non-Residential Use (if any) _____
6. Lot Size
 - A. Length: 250 Ft.
 - B. Depth: 152 Ft.
 - C. Area: 38,000 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)
Basement: _____ First Floor: 11,400 Second Floor: 11,400 Third Floor: 11,400
8. Applicant's relationship to the property:
 - ☒ A. Owner
 - ☐ B. Purchaser (with valid purchase offer)
 - ☐ C. Tenant (present)
 - ☐ D. Tentant (new) Lease Commitment: ☐ Yes ☐ No
 - ☐ E. Attorney for: ☐ A ☐ B ☐ C ☐ D ☐ F
 - ☐ F. Other (explain) _____
 - A. Name and Address of Record Owner:
Providence Housing Development Corporation
1136 Buffalo Rd
Rochester, NY 14624
 - B. Name and Address of Attorney:
N/A

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/boards. 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: Mark.Greisberger@dor.org

STATE OF NEW YORK)
COUNTY OF CHEMUNG) ss:

Sworn to before me this

23rd day of October, 2018
(month) (year)

Mary E. Zeiner
(Notary Public)

MA, Y E. ZEINER
Notary Public, State of New York
No. 012E6164616
Qualified in Monroe County
Commission Expires 4-20-19

Mark Greisberger Exec Director
Applicant's Signature

1150 Buffalo Road, Rochester, NY 14624
Applicant's Address

585-529-9557
Applicant's Phone Number

← **THIS FORM MUST BE NOTARIZED**

RESOLUTION

NO. 18-11-03(b)

Motion by Commissioner Harkness to refer the application for site plan approval for 416 Powell 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 Chairperson Cerio.

WHEREAS, this matter concerns an application, by Providence Housing Development Corporation, requesting the approval of a site plan for 416 Powell Street, Elmira, NY; and

WHEREAS, Brian Grose with Fagan Engineers stated the following:
that for funding purposes, the applicant is adding more units with a larger building than originally approved by the Commission; and
that the driveway is closer to the north lot line; and
that there is no change in the stormwater design; and

WHEREAS, the Commission recommends a review of the revised site plan by the Elmira Fire Department; and
that a photometric analysis be submitted; and
that the site plan show fencing

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 Marc Maser, PE for site plan approval for 1911 College Avenue, 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

COMMISSIONER CERIO

COMMISSIONER KNAPP

X

COMMISSIONER HARKNESS

X

COMMISSIONER MUSTICO

CHAIRPERSON DOBRYDNEY

NAYS

ABSENT

ABSTAIN

11/1/18

Site Plan Drawings For

LA FRANCE APARTMENTS

416 POWELL STREET CITY OF ELMIRA, CHEMUNG COUNTY, NEW YORK

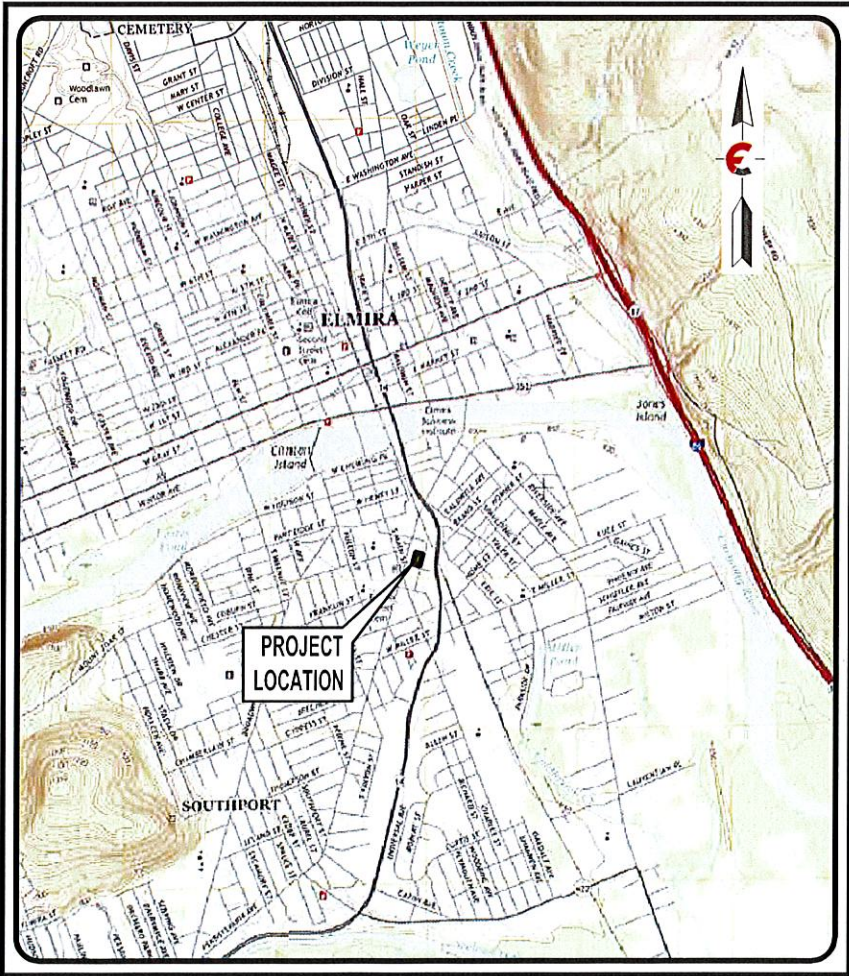
December 21, 2017

Last Revised: October 22, 2018

PREPARED FOR:
**Providence Housing
Development Corporation**
1136 Buffalo Road Rochester, NY 14624
585-529-9555

PROJECT LOCATION:

416 POWELL STREET
TAX MAP PARCEL ID: 99.11-4-22.1



LOCATION MAP

INDEX OF DRAWINGS	
NO.	TITLE
C1	EXISTING CONDITIONS
C2	SITE PLAN
C3	GRADING PLAN
C4	UTILITY PLAN
C5	LANDSCAPING PLAN
C6	CIVIL DETAILS
C7	CIVIL DETAILS
C8	CIVIL DETAILS
C9	E & S PLAN
C10	E & S DETAILS

Rev.	Date	Revision Description
5	10/22/18	Revised Building Footprint
4	03/01/18	CCSWC Comments
3	02/08/18	CCSWC Comments
2	02/02/18	CCSWC Comments
1	12/21/17	Stormwater Design

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.



LA FRANCE APARTMENTS
416 POWELL STREET
CITY OF ELMIRA, CHEMUNG COUNTY, NEW YORK



Scale:	As Noted
11x17 Prints are 1/2 Size	
Date:	December 21, 2017
Design By:	BMG, CEL
Drawn By:	RSN, CEL
Checked By:	KMS
Project No.:	2017.053
Drawing Name:	17053-a.dwg

TITLE SHEET

CO

FINAL SET
Copyright © 2018 Fagan Engineers



LEGEND

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

PROPOSED SOIL PROBE LOCATION

PROPOSED INFILTRATION TEST LOCATION

Scale: 1" = 20'

11x17 Prints are 1/2 Size

Date: December 21, 2017

Design By: BMG, CEL

Drawn By: RSN, CEL

Checked By: KMS

Project No.: 2017.053

Drawing Name: 17053-a.dwg

FINAL SET

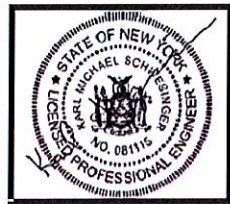
Copyright © 2018 Fagan Engineers

EXISTING CONDITIONS

C1

Rev	Date	Revision Description
1	12/21/17	Stormwater Design
2	02/02/18	CCSWC Comments
3	02/08/18	CCSWC Comments
4	03/01/18	CCSWC Comments
5	10/22/18	Revised Building Footprint

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 its Seal And The Notation "Altered By" Followed by His Signature And The Date Of Such Alteration, And A Specific Description Of The Alteration.



LA FRANCE APARTMENTS

416 POWELL STREET

CITY OF ELMIRA, CHEMUNG COUNTY, NEW YORK

FAGAN ENGINEERS

113 East Chemung Place
Elmira, N.Y. 14904
Phone (607) 734-2165
Fax (607) 734-2169
www.FaganEngineers.com

Scale: 1" = 20'

11x17 Prints are 1/2 Size

Date: December 21, 2017

Design By: BMG, CEL

Drawn By: RSN, CEL

Checked By: KMS

Project No.: 2017.053

Drawing Name: 17053-a.dwg

EXISTING CONDITIONS

C1



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

ZONING INFORMATION		
ZONING DISTRICT - RD-MULTI FAMILY		
TAX MAP # 99.11-4-22.1		
	REQUIRED	PROPOSED
PARCEL SIZE	0.666 Acres	0.860 Acres
MIN. LOT WIDTH	250'	250'
BUILDING SETBACK		
FRONT YARD	15'	15'
SIDE YARD	5'10"	22'
MAX. LOT COVERAGE	35%	31%
PARKING SPACES	6 SPACES	23 SPACES
MAX. BUILDING HEIGHT	6 STORIES ≈ 70'	3 STORIES ≈ 35'

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!
1-800-962-7962
Dig Safely New York
(non-members must be contacted separately)

FINAL SET
Copyright © 2018 Fagan Engineers

Rev	Date	Revision Description
5	10/22/18	Revised Building Footprint
4	03/01/18	CCSWC Comments
3	02/08/18	CCSWC Comments
2	02/02/18	CCSWC Comments
1	12/21/17	Stormwater Design

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."

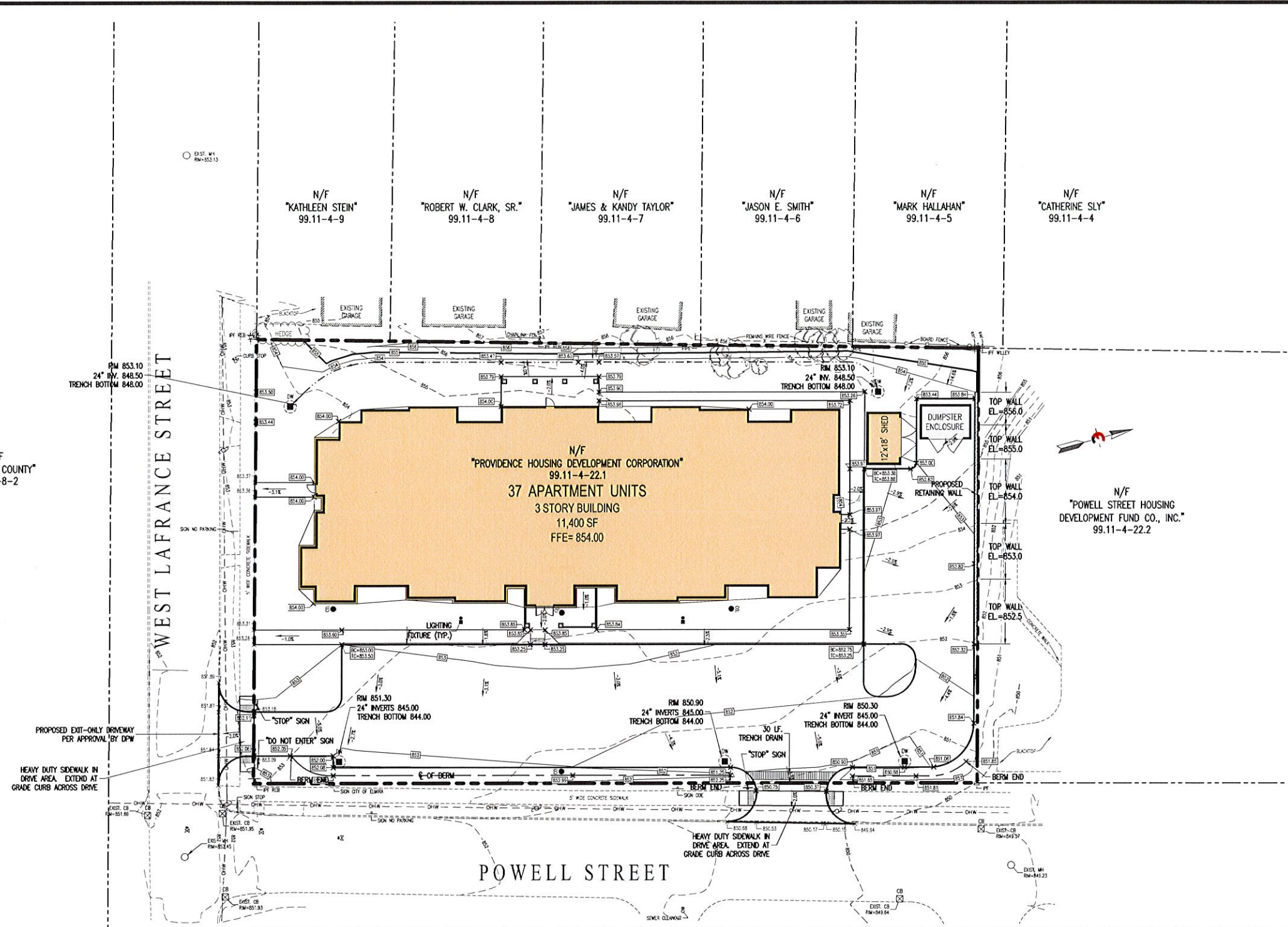


LA FRANCE APARTMENTS
416 POWELL STREET
CITY OF ELMIRA, CHEMUNG COUNTY, NEW YORK

FAGAN ENGINEERS
113 East Chemung Place
Elmira, N.Y. 14904
Phone: (607) 734-2145
Fax: (607) 734-2169
www.faganengineers.com

Scale: 1" = 20'
11x17 Prints are 1/2 Size
Date: December 21, 2017
Design By: BMG, CEL
Drawn By: RSN, CEL
Checked By: KMS
Project No.: 2017.053
Drawing Name: 17053-a.dwg

SITE PLAN
C2



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

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!
1-800-962-7962
Dig Safely New York
(nonmembers must be contacted separately)

Rev.	Date	Revision Description
5.	10/22/18	Revised Building Footprint
4.	03/01/18	CCSWC Comments
3.	02/08/18	CCSWC Comments
2.	02/02/18	CCSWC Comments
1.	12/21/17	Stormwater Design



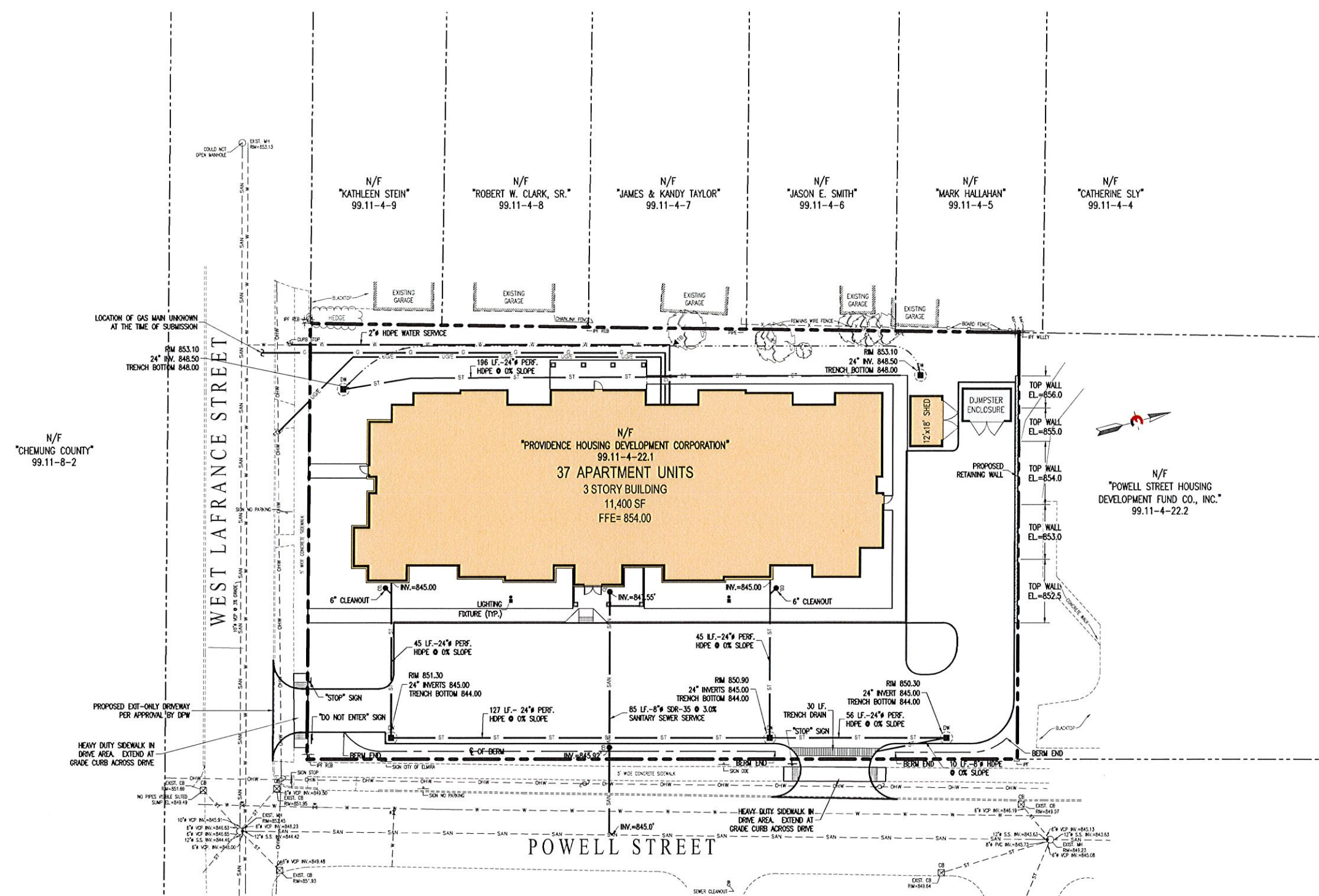
LA FRANCE APARTMENTS
416 POWELL STREET
CITY OF ELMIRA, CHEMUNG COUNTY, NEW YORK

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: 1" = 20'
11x17 Prints are 1/2 Size
Date: December 21, 2017
Design By: BMG, CEL
Drawn By: RSN, CEL
Checked By: KMS
Project No.: 2017.053
Drawing Name: 17053-a.dwg

GRADING PLAN
C3

FINAL SET
Copyright © 2018 Fagan Engineers



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

NOTE: TIE ALL BUILDING ROOF DRAINS INTO THE PERFORATED HOPE PIPE.

ALL 24" DRAINAGE PIPE SHALL BE SINGLE WALL HOPE PERFORMANCE PATTERN D PUSH JOINT PIPE.



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.
ITS THE LAW!
Call three days before you dig!
1-800-962-7962
Dig Safely New York
(non-members must be contacted separately)

FINAL SET
Copyright © 2018 Fagan Engineers

Rev.	Date	Description
5	10/22/18	Revised Building Footprint
4	03/01/18	CCSWC Comments
3	02/08/18	CCSWC Comments
2	02/02/18	CCSWC Comments
1	12/21/17	Stormwater Design

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.

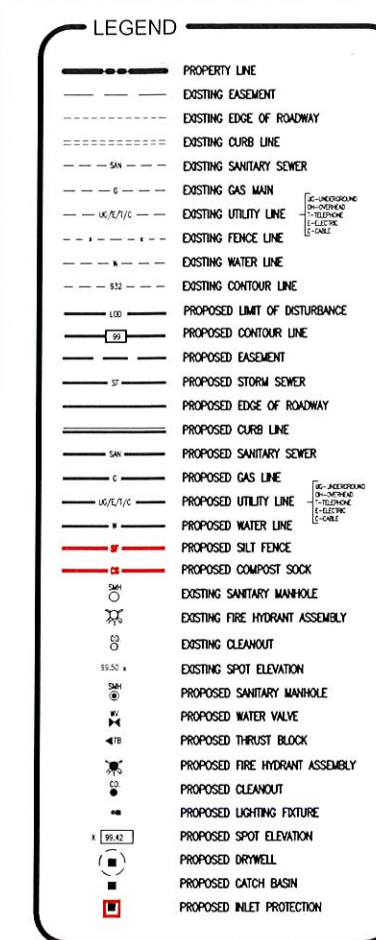


LA FRANCE APARTMENTS
416 POWELL STREET
CITY OF ELMIRA, CHEMUNG COUNTY, NEW YORK

FAGAN ENGINEERS
A LAND SURVEYING FIRM
113 East Chemung Place
Elmira, N.Y. 14904
Phone (607) 734-2165
Fax (607) 734-2169
www.FaganEngineers.com

Scale: 1" = 20'
11x17 Prints are 1/2 Size
Date: December 21, 2017
Design By: BMG, CEL
Drawn By: RSN, CEL
Checked By: KMS
Project No.: 2017.053
Drawing Name: 17053-a.dwg

UTILITY PLAN
C4



5.	10/22/18	Revised Building Footprint
4.	03/01/18	CCSWC Comments
3.	02/08/18	CCSWC Comments
2.	02/02/18	CCSWC Comments
1.	12/21/17	Stormwater Design
	Rev. Date	Revision Description

It Is A Violation Of The New York Education Law, Article 145 Section 7201 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



LA FRANCE APARTMENTS
416 POWELL STREET
CITY OF ELMIRA, CHEMUNG COUNTY, NEW YORK

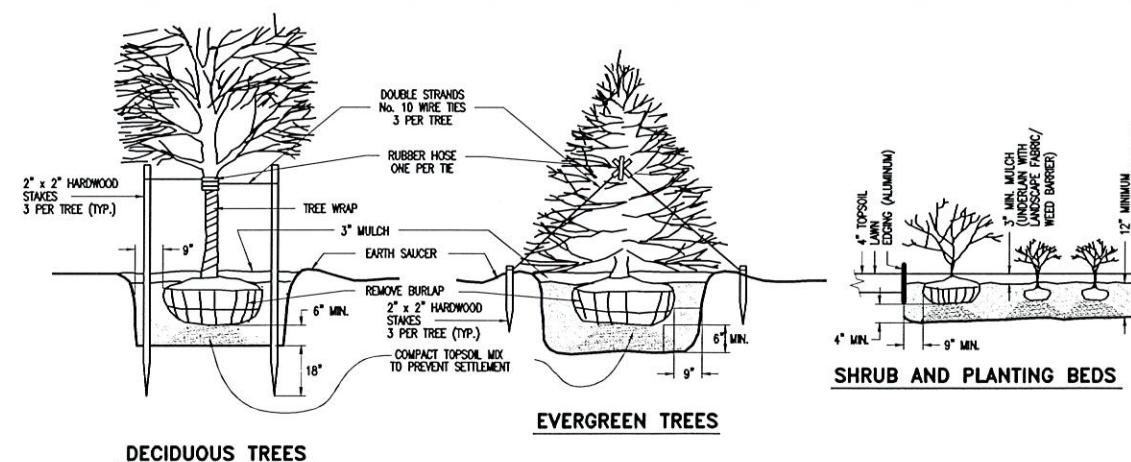


113 East Chemung Pl.
Elmira N.Y. 14904
Phone (607) 734-2165
Fax (607) 734-2169
www.FaganEngineers.com

Scale:	1" = 20'
11x17 Prints are 1/2 Size	
Date:	December 21, 2017
Design By:	BMG, CEL
Drawn By:	RSN, CEL
Checked By:	KMS
Project No.:	2017.053
Drawing Name:	

LANDSCAPING PLAN

C5



TREE AND SHRUB PLANTING DETAIL

NTS

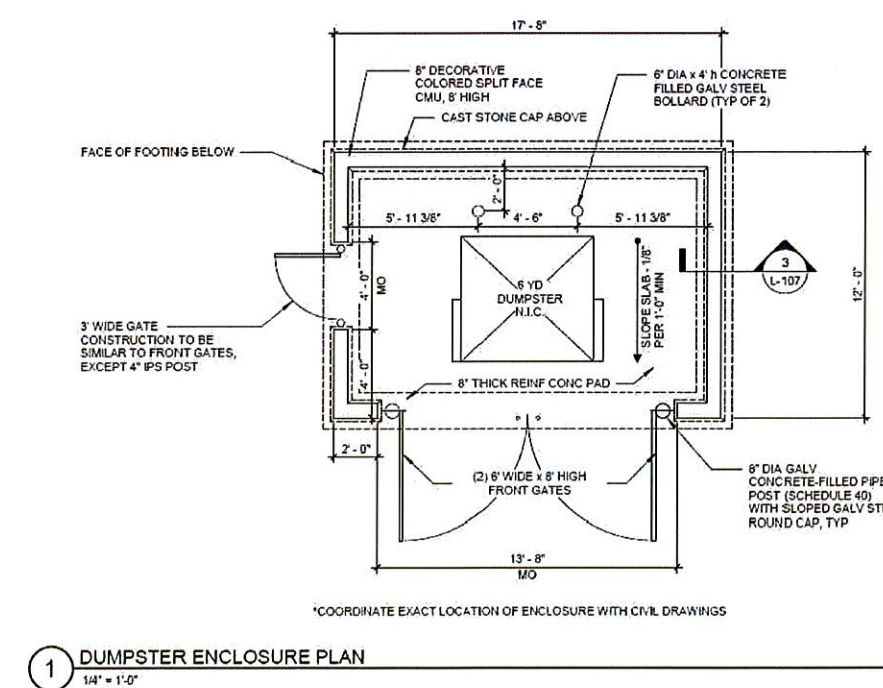
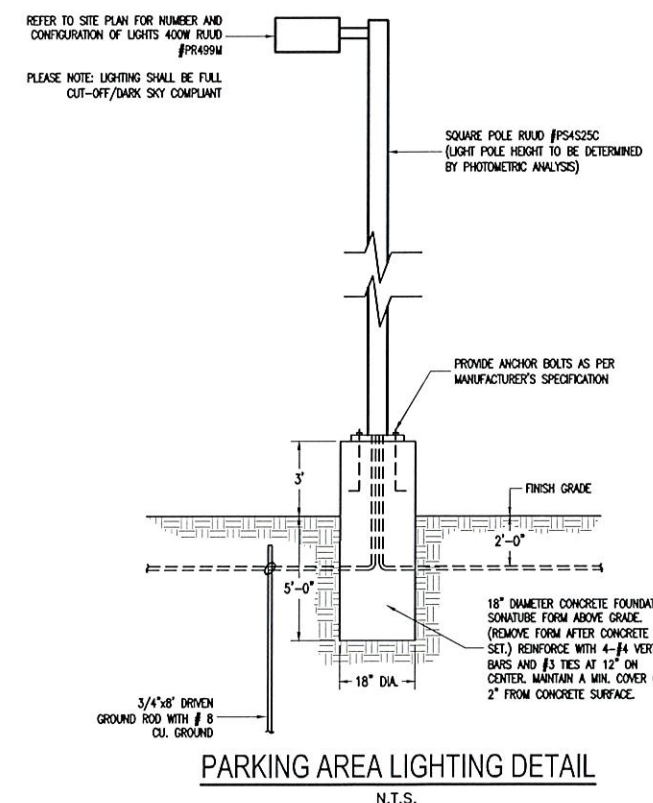
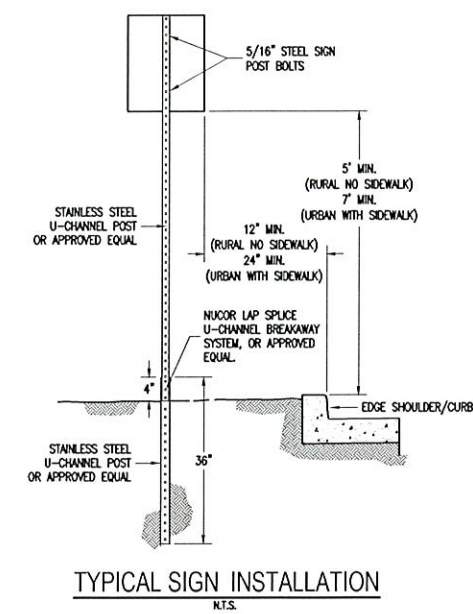
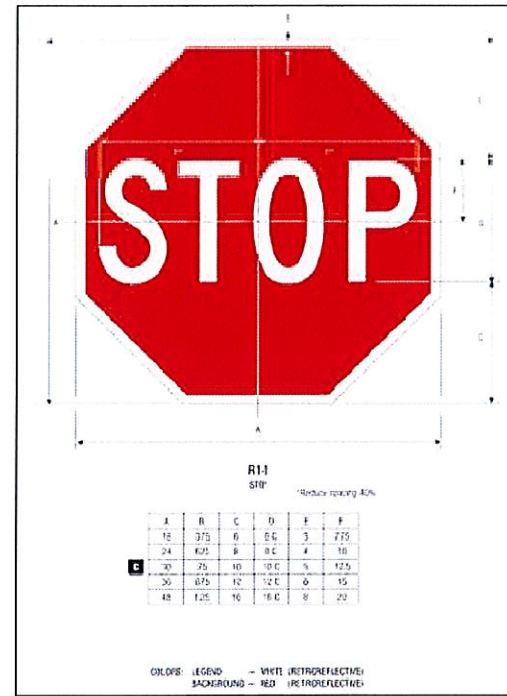
Note:
Utility information has been plotted from available sources and their locations and sizes should be considered approximate only. The contractor is responsible for determining exact utility locations, sizes, and elevations prior to commencing construction. If uncharted or misplaced utilities are 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!
1-800-962-7962
Dig Safely New York
(non-members must be contacted separately)

FINAL SET

Copyright © 2018 Fagan Engineers



Rev.	Date	Revision Description
5.	10/22/18	Revised Building Footprint
4.	03/01/18	CCSWC Comments
3.	02/08/18	CCSWC Comments
2.	02/02/18	CCSWC Comments
1.	12/21/17	Stormwater Design



LA FRANCE APARTMENTS
416 POWELL 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: December 21, 2017
Design By: BMG, CEL
Drawn By: RSN, CEL
Checked By: KMS
Project No.: 2017.053
Drawing Name: 17053-a.dwg

CIVIL DETAILS
C8

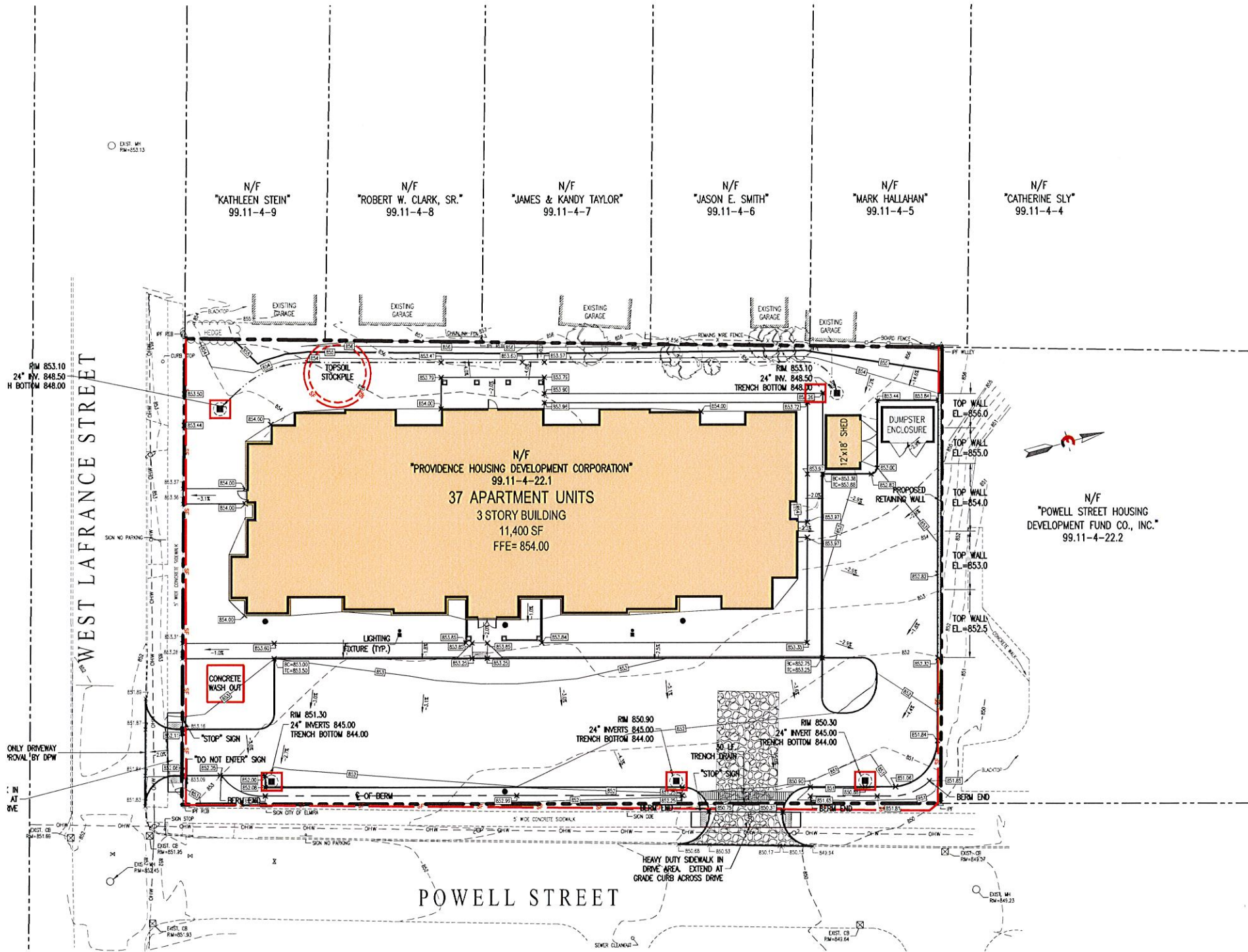
FINAL SET
Copyright © 2018 Fagan Engineers

E&S PLAN NOTES:

1. ONLY LIMITED DISTURBANCE WILL BE PERMITTED TO PROVIDE ACCESS TO THE SITE FOR GRADING AND ACQUIRING BORROW TO CONSTRUCT THOSE BMPs.
2. EROSION AND SEDIMENT BMPs MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPs.
3. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMPs MUST BE STABILIZED IMMEDIATELY.
4. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.
5. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
6. SITE CONTRACTOR TO BECOME CO-PERMITTEE PRIOR TO EARTHWORK ACTIVITIES COMMENCING. SITE CONTRACTOR IS RESPONSIBLE FOR ALL CONDITIONS OF THE E&S PERMITS.

CONSTRUCTION SEQUENCE

1. ALL PAGE NUMBERS (P. 5") REFER TO THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (JULY 2016).
2. INSTALL STABILIZED CONSTRUCTION ACCESS (P.2.30). THE LENGTH: FIFTY (50) FEET MINIMUM. THE WIDTH: TWELVE (12) FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. IF ONLY ONE ENTRANCE IS USED THE MINIMUM WIDTH SHALL BE TWENTY-FOUR (24) FEET.
3. STANDARD SILT FENCE (P.5.54) OR COMPOST FILTER SOCK (P.5.70) SHALL THEN BE PLACED ALONG THE DOWNSTREAM LIMIT OF DISTURBANCE.
4. PERFORM BULK GRADING OF THE PROJECT SITE.
5. CONSTRUCT UNDERGROUND UTILITIES INCLUDING THE STORM SEWER SYSTEM.
6. PERFORM FINAL SITE GRADING (CUT/FILL).
7. INLET PROTECTION (P.5A.27) SHALL BE PLACED AROUND ALL STORM DRAIN INLETS. UTILIZE TYPE II IN AREAS OF EXCAVATION AND TYPE III IN PAVEMENT AREAS.
8. CONSTRUCT THE PROPOSED GRASSED WATERWAYS (P.3.23). SEED AND MULCH IMMEDIATELY AFTER GRADING IS FINAL.
9. CONSTRUCT THE MAIN PROJECT ELEMENTS INCLUDING THE BUILDINGS, DRIVEWAYS, AND ASSOCIATED INFRASTRUCTURE.
10. SPREAD TOPSOIL, FINE GRADE, SEED, MULCH, AND ESTABLISH VEGETATIVE COVER FOR THE PROJECT SITE.
11. REMOVE SEDIMENT TRAP AND SILT FENCE/COMPOST FILTER SOCK ONCE VEGETATION IS ESTABLISHED. VEGETATION IS REQUIRED TO REACH A GROUND COVER DENSITY OF 80% BEFORE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURE CAN BE REMOVED.



LEGEND

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

Note:
Utility information has been placed 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.

ITS THE LAW!
Call three days before you dig!
1-800-962-7862
Dig Safely New York
(non-members must be contacted separately)

FINAL SET
Copyright © 2018 Fagan Engineers

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.



LA FRANCE APARTMENTS
416 POWELL STREET
CITY OF ELMIRA, CHENUNG COUNTY, NEW YORK

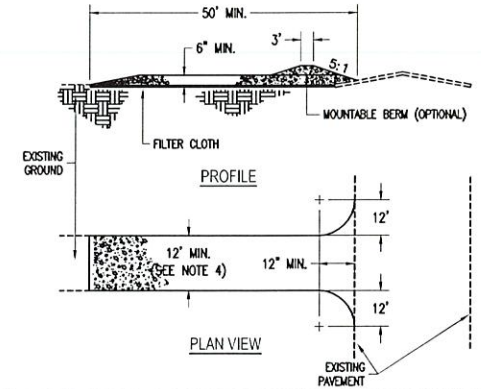
FAGAN ENGINEERS
113 East Chemung Place
Elmira, N.Y. 14904
Phone (607) 734-2165
Fax (607) 734-2169
www.FaganEngineers.com

Scale: 1" = 20'
11x17 Prints are 1/2 Size
Date: December 21, 2017
Design By: BMG, CEL
Drawn By: RSN, CEL
Checked By: KMS
Project No.: 2017.053
Drawing Name: 17053-a.dwg

E&S PLAN
C9

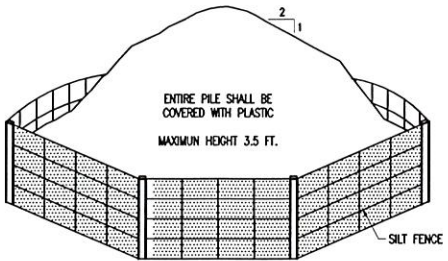
STANDARD AND SPECIFICATIONS FOR LAWN AREA IMPROVEMENT

- Establishing Grasses (Turf grasses)
- Time of planting:
 - Fall planting is preferred. Seed after August 15. In the spring plant until May 15.
 - If seeding is done between May 15 and August 15, irrigation may be necessary to insure a successful seeding.
 - Site Preparation:
 - Install needed water and erosion control measures and bring area to be seeded to desired grades. A minimum of 4 in topsoil is required.
 - Prepare seedbed by loosening soil to a depth of 1 to 6 inches.
 - Remove all stones over 1 inch in diameter, sticks and foreign matter from the surface.
 - Time to pH if 6.0 - 7.0.
 - Fertilize as per soil test or apply 800 to 900 pounds of 5-10-10 or equivalent per acre (20 lbs./1,000 sf.).
 - Incorporate lime and fertilizer in top 2 - 4 inches of topsoil.
 - Smooth and firm the seedbed.
 - Planting:
 - Use a cultipacker type seeder if possible.
 - If seed is to be drilled, cultipack or roll before and after seeding. Drill the seed to a depth of $\frac{1}{4}$ to $\frac{1}{2}$ inch. If seed is to be broadcast, cultipack or roll after seeding on loose soil.
 - If hydroseeded, lime and fertilizer may be applied through the seeder.
 - Mulching:
 - Site preparation:
 - Prior to mulching, install the necessary temporary or permanent erosion control (structural) practices and drainage systems within or adjacent to area to be mulched.
 - Slope, grade and smooth the site if conventional equipment is to be used in applying and anchoring the mulch.
 - Remove all undesirable stone and other debris depending on anticipated land use.
 - Compacted or crusted soil surface should be loosened to at least 2 inches by disking or other suitable methods.
 - Mulching Materials:
 - The best combination is straw (small grain) mulch applied at 2 ton/acre (90 lbs./1,000 sf.) and anchored with wood fiber mulch (hydromulch) of 500 - 700 lbs./acre (11 - 17 lbs./1,000 sf.). The wood fiber mulch must be applied through a hydroseeder immediately after mulching.
 - Seed mixtures:
- | SITE/USE | SPECIES & BY WEIGHT | Lbs./1,000 sf. | Lbs./Acre |
|--|------------------------------|----------------|-----------|
| Sunny Sites (well moderately well and somewhat poorly drained soils) | 65% Kentucky Bluegrass Blend | 2.0 - 2.6 | 85 - 114 |
| | 20% Perennial Ryegrass | 0.6 - 0.8 | 26 - 35 |
| | 15% Fine Fescue | 0.4 - 0.6 | 19 - 26 |
| Sunny Droughty Sites - General recreation areas and lawns, low maintenance (somewhat excessively to excessively drained soils) | 65% Fine Fescue | 2.6 - 3.3 | 114 - 143 |
| | 15% Perennial Ryegrass | 0.6 - 0.7 | 26 - 33 |
| | 20% Kentucky Bluegrass Blend | 0.8 - 1.0 | 33 - 44 |
- First Year
 - Fertilize 3 to 4 weeks after germination by applying 1 lb. nitrogen/1,000 sf. using a complete fertilizer with a 2-1-1 or 4-1-3 ratio or as recommended by soil test results.
 - Restrict use. New seedlings should be protected from use for 1 full year to allow development of a dense sod with good root structure.
 - Maintaining Grasses
 - Maintain a pH of 6.0 to 7.0.
 - Fertilize in late May to early June as follows with 10-10-10 analysis fertilizer at the rate of 10 lbs./1,000 sf. and repeat in late August if sod density is not adequate. Top dress weak sod annually in the spring but at least once every 2 to 3 years.
 - Aerate compacted or heavily used areas, like athletic fields, annually as soon as soil moisture conditions permit. Aerate area 6 to 8 times using a spoon or hollow tine type aeration. Do not use solid spike equipment.
 - Re-seed bare and thin areas annually with original species.



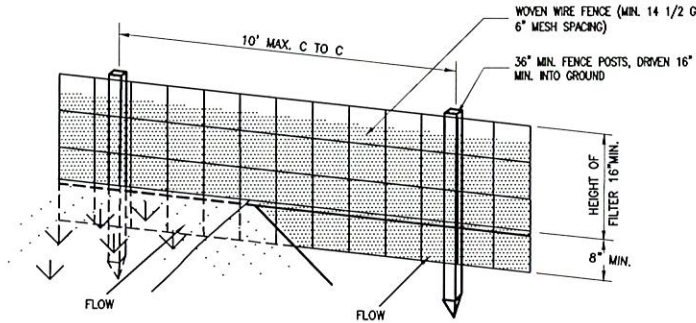
STABILIZED CONSTRUCTION ENTRANCE

- NTS.
CONSTRUCTION SPECIFICATIONS
- Stone size: - Use 2" stone, or reclaimed or recycled concrete equivalent.
 - Length: - As required, but no less than 50 feet.
 - Thickness: - Not less than (6) inches.
 - Width: - Twelve (12) ft. Minimum, but not less than the full width of points where ingress or egress occurs. If only one entrance is used the minimum width shall be twenty-four (24) feet.
 - Filter cloth: - Will be placed over the entire area prior to placing of stone.
 - 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 is permitted.
 - Maintenance: - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately by Contractor.
 - Washing: - Wheels shall be cleaned to remove sediment prior to entrance onto a public rights-of-way. When washing is required it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
 - Periodic inspection and needed maintenance shall be provided after each rain.



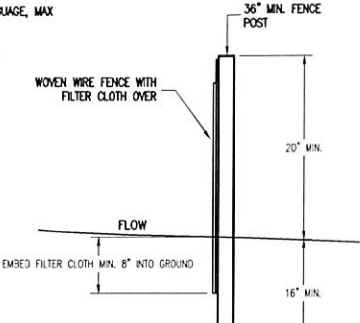
- SOIL STOCKPILING NOTES:
- AREA FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 - MAXIMUM SLOPE OF STOCKPILE SIDESLOPES SHALL BE 2:1.
 - UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING AND THEN STABILIZED WITH SEED OR SECURED IMPERVIOUS COVER.
 - SEE SILT FENCE INSTALLATION DETAIL.
 - PLASTIC SHEETING SHALL BE PLACED BELOW ALL STOCKPILE AREAS.

SOIL STOCKPILE DETAIL



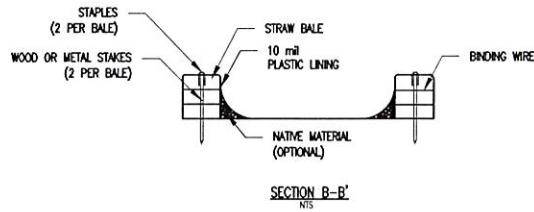
SILT FENCING

- NTS
CONSTRUCTION SPECIFICATIONS FOR FABRICATED SILT FENCE
- Woven wire fence to be fastened securely to fence posts with wire ties or staples.
 - Filter cloth to be fastened securely to woven wire fence with ties spaced every 24" at top and mid section.
 - When two sections of filter cloth adjoin each other they shall be overlapped by 6" and folded.
 - Maintenance shall be performed as needed and material removed when "bulges" develop in the silt fence.

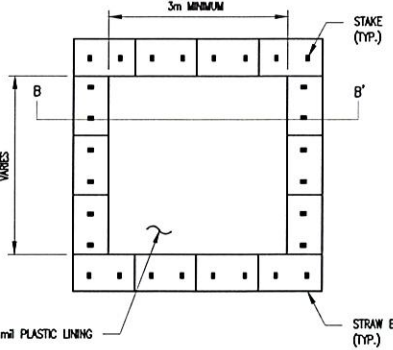


SECTION

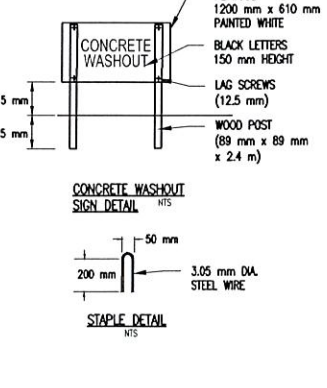
- NTS
CONSTRUCTION SPECIFICATIONS FOR FABRICATED SILT FENCE
- Posts: Steel either "t" or "u" type or 2" hardwood.
- Fence: Woven wire, 14 1/2 ga. 6" max. mesh opening filter.
- Cloth: Filter x, mirafi 100x, stab-link 1140n or approved equal. prefabricated unit: geotab, envirofence, or approved equal.



CONCRETE WASHOUT DETAIL



CONCRETE WASHOUT DETAIL



CONCRETE WASHOUT DETAIL

Rev.	Date	Revision Description
1	12/21/17	Stormwater Design
2	02/02/18	CCSWC Comments
3	02/08/18	CCSWC Comments
4	03/01/18	CCSWC Comments
5	10/22/18	Revised Building Footprint

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.



LA FRANCE APARTMENTS
416 POWELL STREET
CITY OF ELMIRA, CHEMUNG COUNTY, NEW YORK

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

Scale:	As Noted
Date:	December 21, 2017
Design By:	BMG, CEL
Drawn By:	RSN, CEL
Checked By:	KMS
Project No.:	2017.053
Drawing Name:	17053-a.dwg

E&S DETAILS
C10

FINAL SET
Copyright © 2018 Fagan Engineers

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.

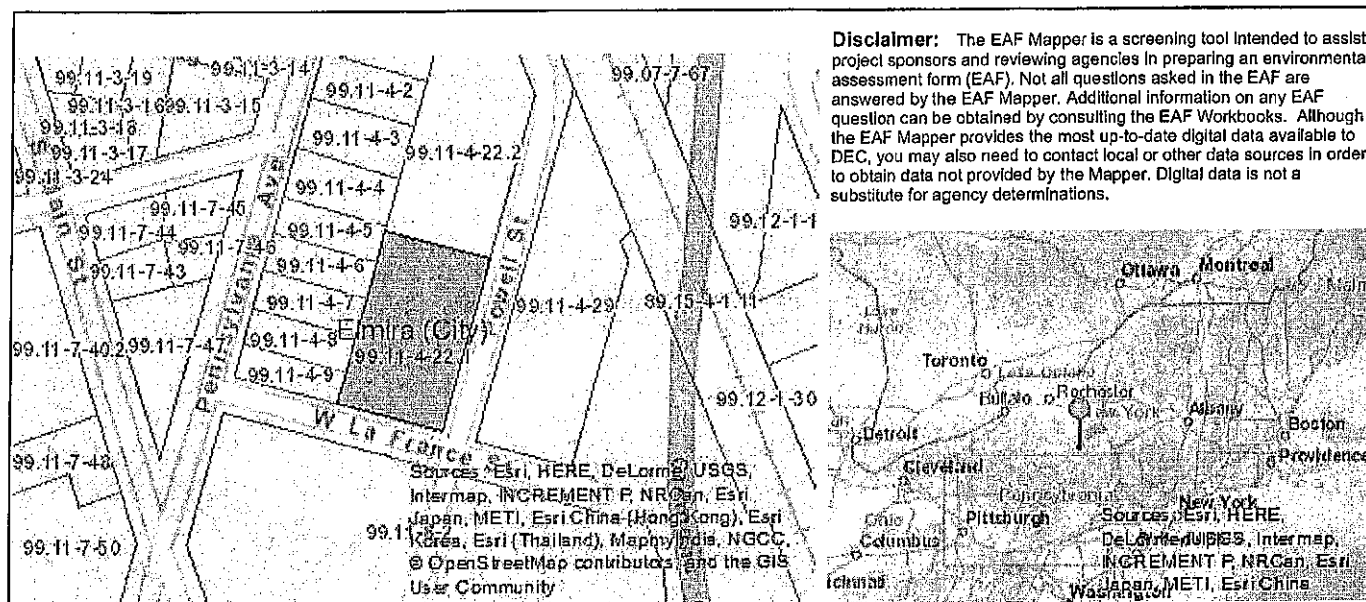
Part 1 - Project and Sponsor Information			
Name of Action or Project: Lafrance Apartments			
Project Location (describe, and attach a location map): 416 Powell Street, City of Elmira, NY Parcel ID#: 99.11-4-22.1			
Brief Description of Proposed Action: The applicant is proposing to develop a two story apartment building. This building will connect to the following existing public utilities: Water, Gas, Electric, and Sanitary. All storm water run-off created shall be treated with proposed dry-wells and a grass channel. On-site parking shall be available and meet City of Elmira requirements. An area variance for max lot coverage shall also be applied for.			
Name of Applicant or Sponsor: Providence Housing Development Corporation		Telephone: 585-529-9555 E-Mail: Mark.Greisberger@dor.org	
Address: 1136 Buffalo Road			
City/PO: Rochester		State: NY	Zip Code: 14624
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: City of Elmira Planning Board - Site Plan, Zoning Board of Appeals - Variance for Lot Coverage County Planning - 239-M Review		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.860 acres	
b. Total acreage to be physically disturbed?		0.600 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.860 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 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 <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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input 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?	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 checked="" 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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO <input type="checkbox"/>	YES <input checked="" 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 (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 type="checkbox"/>	<input checked="" type="checkbox"/>
NYSDEC ID Numbers(s): V00630, B00011, 808022, C808022, B00014		
This project falls within the 2,000 FT radius of these sites. None of these sites directly impacts this project.		
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Providence Housing Development Corporation</u> Date: <u>9/19/17</u>		
Signature: <u>Wahid M. Husein, Executive Director</u>		

EAF Mapper Summary Report

Wednesday, August 30, 2017 4:47 PM



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]	No
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]	Yes



RECEIVED
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 City of Elmira

Referring Official: Thomas Skebey _____ Title: Director of Code Enforcement _____

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

Phone Number: X5694 _____ E-mail: tskebey@cityofelmira.net _____

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

Petitioner(s): Marc Maser, PE _____ Phone: (607)377-7990 _____

Petitioner's Mailing Address: 112 N. Main Street, Horseheads, NY 14845 _____ E-mail: maser@maser-engineering.net _____

Location of Property: 1911 College Avenue, Elmira, NY _____

Tax Map Parcel Number(s): 79.13-1-41 _____

Current Zoning District: BE _____

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"/> X 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 Elmira City Planning Commission Minutes & Resolution

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): State Route 14 _____
- ☐ (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 areavariances: _____

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	12/6/18	11/1/18
City Council		

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



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) Marc Maser, PE
Name of Applicant
of 112 N Main St.
Street #
Horseheads, NY 14845
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:
1911 College Ave.
2. current zoning classification BE - General Commercial (Available from Code Enforcement)
3. tax map # 79.13-1-41 (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 Dunkin Donuts
2. Number of dwelling units proposed: 0
3. Number of employees proposed: 15-20
4. Parking spaces required: Assume 20 Seats; 4 Spaces
- A. Proposed: 17 C. Loading Zone Required: ☐ Yes ☐ No
- B. Handicapped: 2 D. Curb Cut Permit Required: ☐ Yes ☒ No
5. Type of Non-Residential Use (if any)
Restaurant/Eastery
6. Lot Size A. Length: 130.83 Ft.
B. Depth: 179.35 Ft.
C. Area: 24,524.00 Square Ft.
(A and B available from Assessor's Office)
(607) 737-5670
7. Building Information
A. Number of Stories: 1
B. Floor area per story in square feet: (Available from the Assessor's Office)
(607) 737-5670
Basement: 0 First Floor: 1855 Second Floor: 0 Third Floor: 0
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) Engineer
9. Name and Address of Record Owner:
BAPA College Ave LLC
118 St. Andrews Dr, Horseheads, NY 14845
10. Name and Address of Attorney:
N/A

- 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. 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: maser@maser-engineering.net

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

22nd day of October, 2018
(month) (year)

Karlee Wheeler
(Notary Public)

KARLEE WHEELER
Notary Public, State of New York
Reg. No. 017476358199
Qualified in Chemung County
Commission Expires May 8, 2021

Mason Maser
Applicant's Signature

112 N. Main St., Horseheads, NY 14845
Applicant's Address

607-377-7990
Applicant's Phone Number

← **THIS FORM MUST BE NOTARIZED**

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: Dunkin Donuts - College Ave.			
Project Location (describe, and attach a location map): Please see the attached location map and drawings			
Brief Description of Proposed Action: The proposed project will include the a new Dunkin Donuts location at an existng site, formerly Central Hots. The project will include numerous site improvements/additions including a modified drivethrough, fencing and other landscaping enhancements.			
Name of Applicant or Sponsor: Marc Maser, PE, Maser Engineering		Telephone: 607-377-7990 E-Mail: maser@ maser-engineering.net	
Address: 112 N. Main St.			
City/PO: Horseheads		State: NY	Zip Code: 14845
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 X 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:			NO X YES
3.a. Total acreage of the site of the proposed action?		.536 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?		.536 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			

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	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
		X	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	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?			
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: _____			
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: _____ The storm drains will convey to internal drywells. (Expand on this section). _____	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
	X	
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
	X	
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
	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Marc Maser</u> Date: <u>10/22/2018</u> Signature: <u>Marc Maser</u> Engineer of Record		

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?"

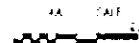
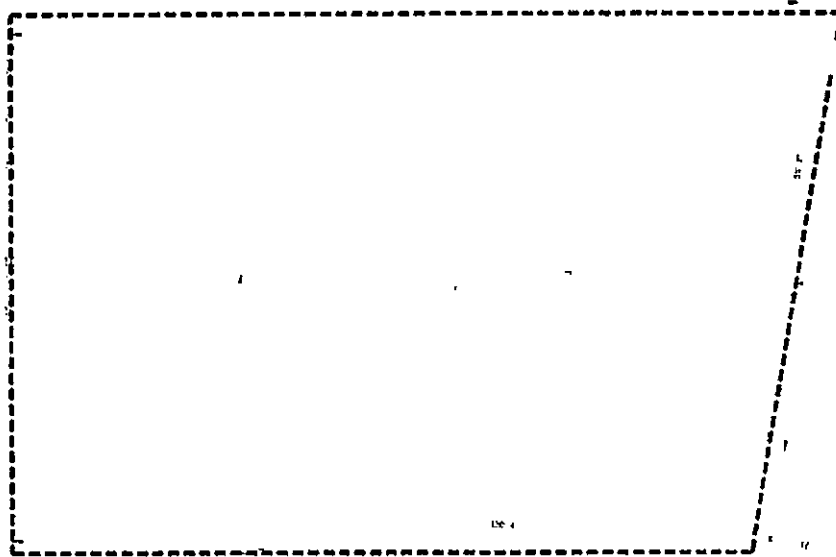
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the 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.

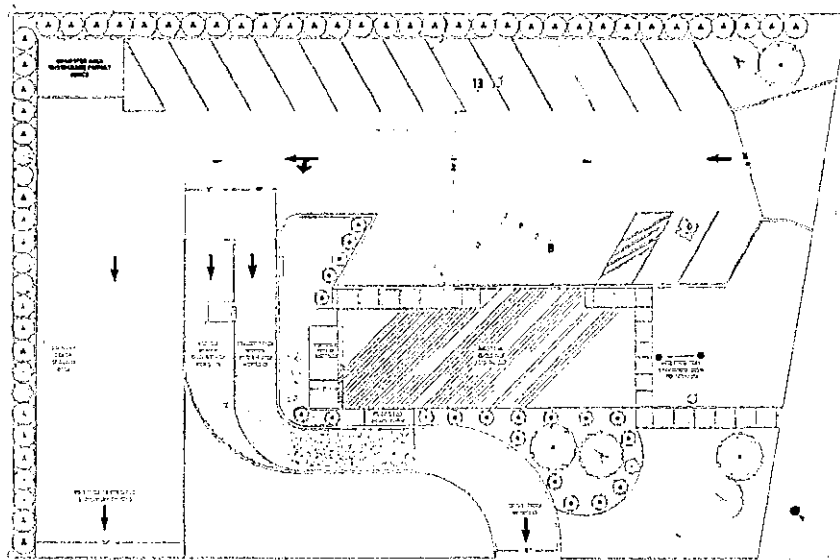
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input 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)

1 EXISTING CONDITIONS PLAN



PROJECT COLLEGE HILL DISTRICT CITY OF COLLEGE HILL EST. 1901		DATE OCT 11 2015	
DESIGNER AJH DESIGN		CLIENT PATTEL NETWORK	
PROJECT NO. 18-017		SCALE L-1.0	
EXISTING CONDITIONS PLAN			

PROPOSED IMPROVEMENTS
 1. IMPROVE EXISTING DRIVEWAY
 2. IMPROVE EXISTING DRIVEWAY
 3. IMPROVE EXISTING DRIVEWAY



17.4

17.4

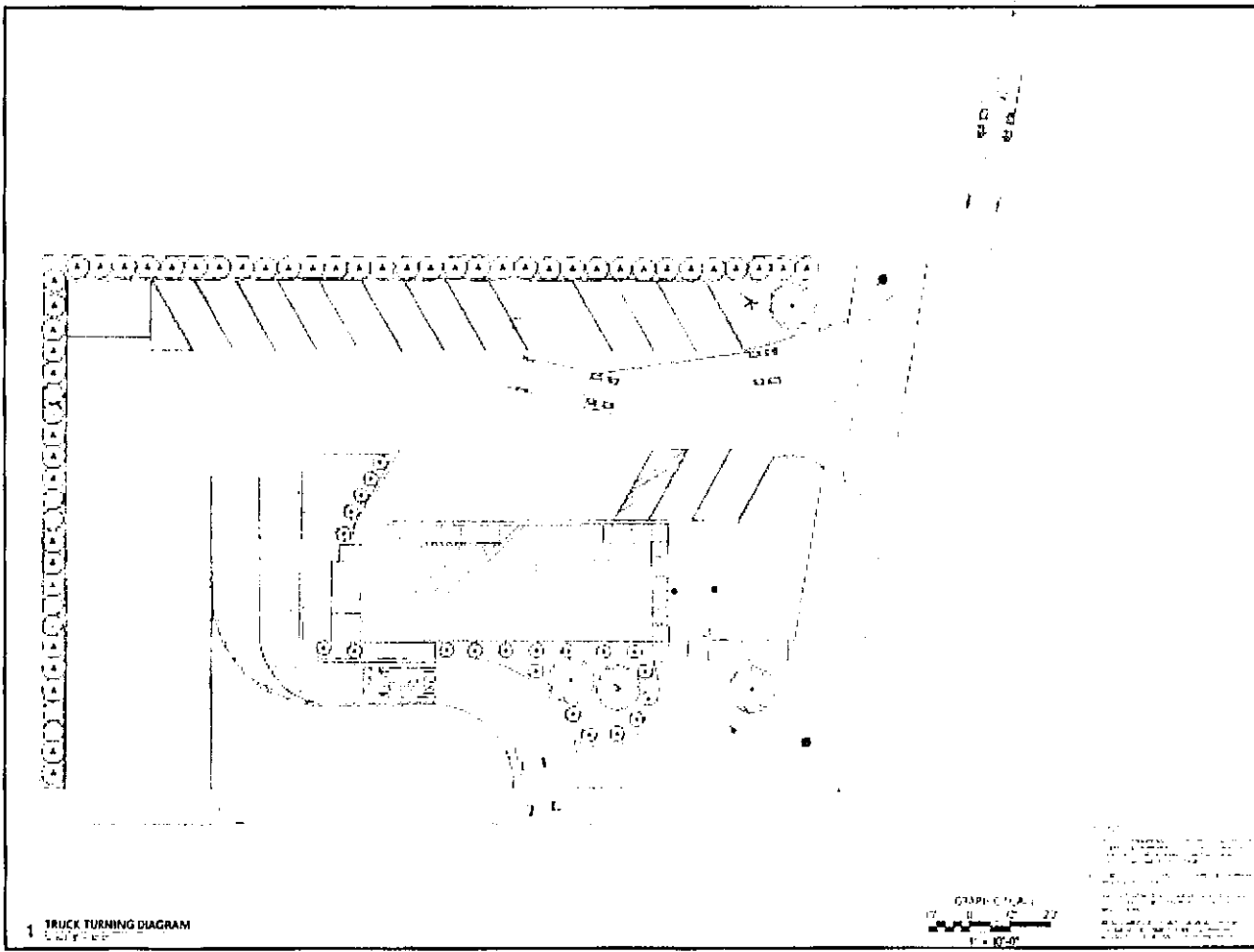
PROPOSED IMPROVEMENTS
 1. IMPROVE EXISTING DRIVEWAY
 2. IMPROVE EXISTING DRIVEWAY
 3. IMPROVE EXISTING DRIVEWAY

GRAPHIC SCALE
 0 10 20
 1" = 30'-0"

NOT FOR CONSTRUCTION

NO.	DESCRIPTION
1	PROPOSED IMPROVEMENTS
2	PROPOSED IMPROVEMENTS
3	PROPOSED IMPROVEMENTS
4	PROPOSED IMPROVEMENTS
5	PROPOSED IMPROVEMENTS
6	PROPOSED IMPROVEMENTS
7	PROPOSED IMPROVEMENTS
8	PROPOSED IMPROVEMENTS
9	PROPOSED IMPROVEMENTS
10	PROPOSED IMPROVEMENTS
11	PROPOSED IMPROVEMENTS
12	PROPOSED IMPROVEMENTS
13	PROPOSED IMPROVEMENTS
14	PROPOSED IMPROVEMENTS
15	PROPOSED IMPROVEMENTS
16	PROPOSED IMPROVEMENTS
17	PROPOSED IMPROVEMENTS
18	PROPOSED IMPROVEMENTS
19	PROPOSED IMPROVEMENTS
20	PROPOSED IMPROVEMENTS
21	PROPOSED IMPROVEMENTS
22	PROPOSED IMPROVEMENTS
23	PROPOSED IMPROVEMENTS
24	PROPOSED IMPROVEMENTS
25	PROPOSED IMPROVEMENTS
26	PROPOSED IMPROVEMENTS
27	PROPOSED IMPROVEMENTS
28	PROPOSED IMPROVEMENTS
29	PROPOSED IMPROVEMENTS
30	PROPOSED IMPROVEMENTS
31	PROPOSED IMPROVEMENTS
32	PROPOSED IMPROVEMENTS
33	PROPOSED IMPROVEMENTS
34	PROPOSED IMPROVEMENTS
35	PROPOSED IMPROVEMENTS
36	PROPOSED IMPROVEMENTS
37	PROPOSED IMPROVEMENTS
38	PROPOSED IMPROVEMENTS
39	PROPOSED IMPROVEMENTS
40	PROPOSED IMPROVEMENTS
41	PROPOSED IMPROVEMENTS
42	PROPOSED IMPROVEMENTS
43	PROPOSED IMPROVEMENTS
44	PROPOSED IMPROVEMENTS
45	PROPOSED IMPROVEMENTS
46	PROPOSED IMPROVEMENTS
47	PROPOSED IMPROVEMENTS
48	PROPOSED IMPROVEMENTS
49	PROPOSED IMPROVEMENTS
50	PROPOSED IMPROVEMENTS
51	PROPOSED IMPROVEMENTS
52	PROPOSED IMPROVEMENTS
53	PROPOSED IMPROVEMENTS
54	PROPOSED IMPROVEMENTS
55	PROPOSED IMPROVEMENTS
56	PROPOSED IMPROVEMENTS
57	PROPOSED IMPROVEMENTS
58	PROPOSED IMPROVEMENTS
59	PROPOSED IMPROVEMENTS
60	PROPOSED IMPROVEMENTS
61	PROPOSED IMPROVEMENTS
62	PROPOSED IMPROVEMENTS
63	PROPOSED IMPROVEMENTS
64	PROPOSED IMPROVEMENTS
65	PROPOSED IMPROVEMENTS
66	PROPOSED IMPROVEMENTS
67	PROPOSED IMPROVEMENTS
68	PROPOSED IMPROVEMENTS
69	PROPOSED IMPROVEMENTS
70	PROPOSED IMPROVEMENTS
71	PROPOSED IMPROVEMENTS
72	PROPOSED IMPROVEMENTS
73	PROPOSED IMPROVEMENTS
74	PROPOSED IMPROVEMENTS
75	PROPOSED IMPROVEMENTS
76	PROPOSED IMPROVEMENTS
77	PROPOSED IMPROVEMENTS
78	PROPOSED IMPROVEMENTS
79	PROPOSED IMPROVEMENTS
80	PROPOSED IMPROVEMENTS
81	PROPOSED IMPROVEMENTS
82	PROPOSED IMPROVEMENTS
83	PROPOSED IMPROVEMENTS
84	PROPOSED IMPROVEMENTS
85	PROPOSED IMPROVEMENTS
86	PROPOSED IMPROVEMENTS
87	PROPOSED IMPROVEMENTS
88	PROPOSED IMPROVEMENTS
89	PROPOSED IMPROVEMENTS
90	PROPOSED IMPROVEMENTS
91	PROPOSED IMPROVEMENTS
92	PROPOSED IMPROVEMENTS
93	PROPOSED IMPROVEMENTS
94	PROPOSED IMPROVEMENTS
95	PROPOSED IMPROVEMENTS
96	PROPOSED IMPROVEMENTS
97	PROPOSED IMPROVEMENTS
98	PROPOSED IMPROVEMENTS
99	PROPOSED IMPROVEMENTS
100	PROPOSED IMPROVEMENTS

MASSER
 AIR DESIGN
 PATTEL NETWORK
 13-077
 L-1.1



1 TRUCK TURNING DIAGRAM
L-1.2

GRAPHIC SCALE
1" = 30'-0"

NOTES:
1. ALL TRUCK TRAVEL SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
2. TRUCKS SHALL BE PROHIBITED FROM TRAVELING ON THE
3. TRUCKS SHALL BE PROHIBITED FROM TRAVELING ON THE
4. TRUCKS SHALL BE PROHIBITED FROM TRAVELING ON THE
5. TRUCKS SHALL BE PROHIBITED FROM TRAVELING ON THE

PROJECT: COLLEGE VERMONT STATE
SCHOOL
1000 VERMONT ST
WATERBURY, VT 05671
DATE: 08/15/2017
DRAWN BY: J. L. L-1.2

MAJOR: J. L. L-1.2
DATE: 08/15/2017
DRAWN BY: J. L. L-1.2

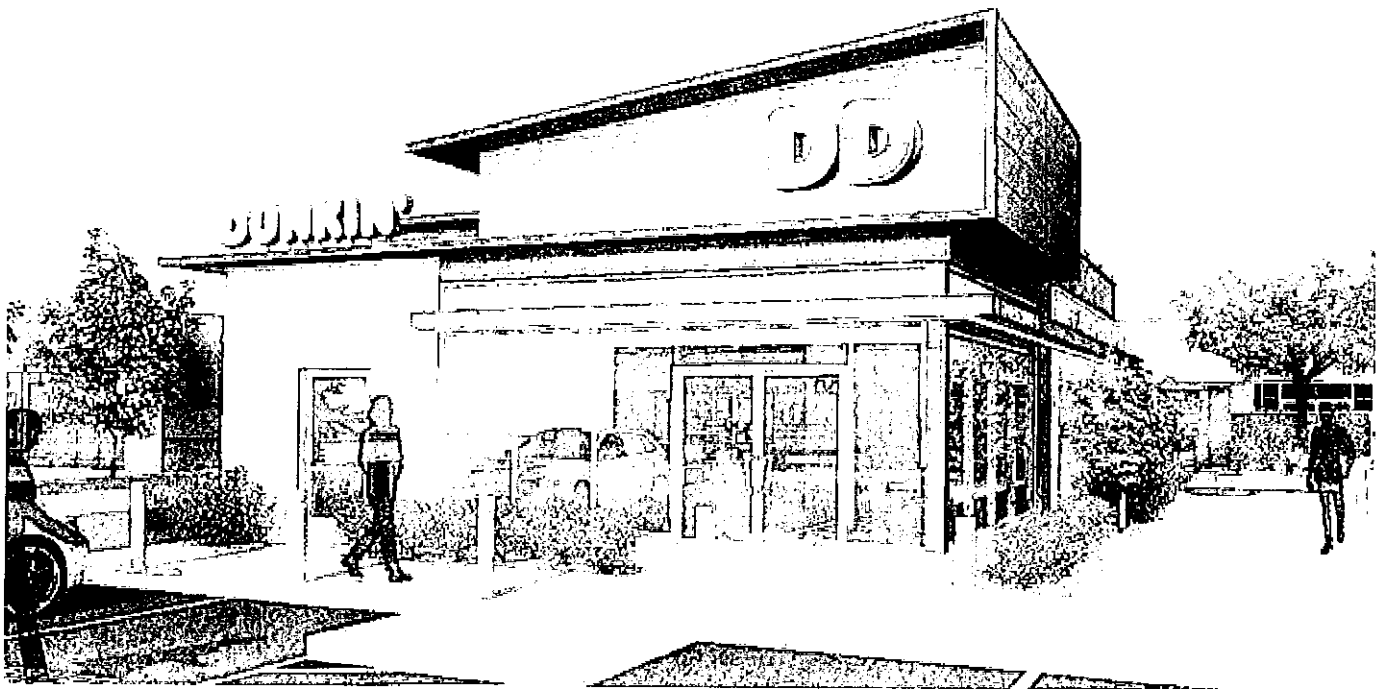
CHAIN DESIGN

MASER

FATEL NETWORK

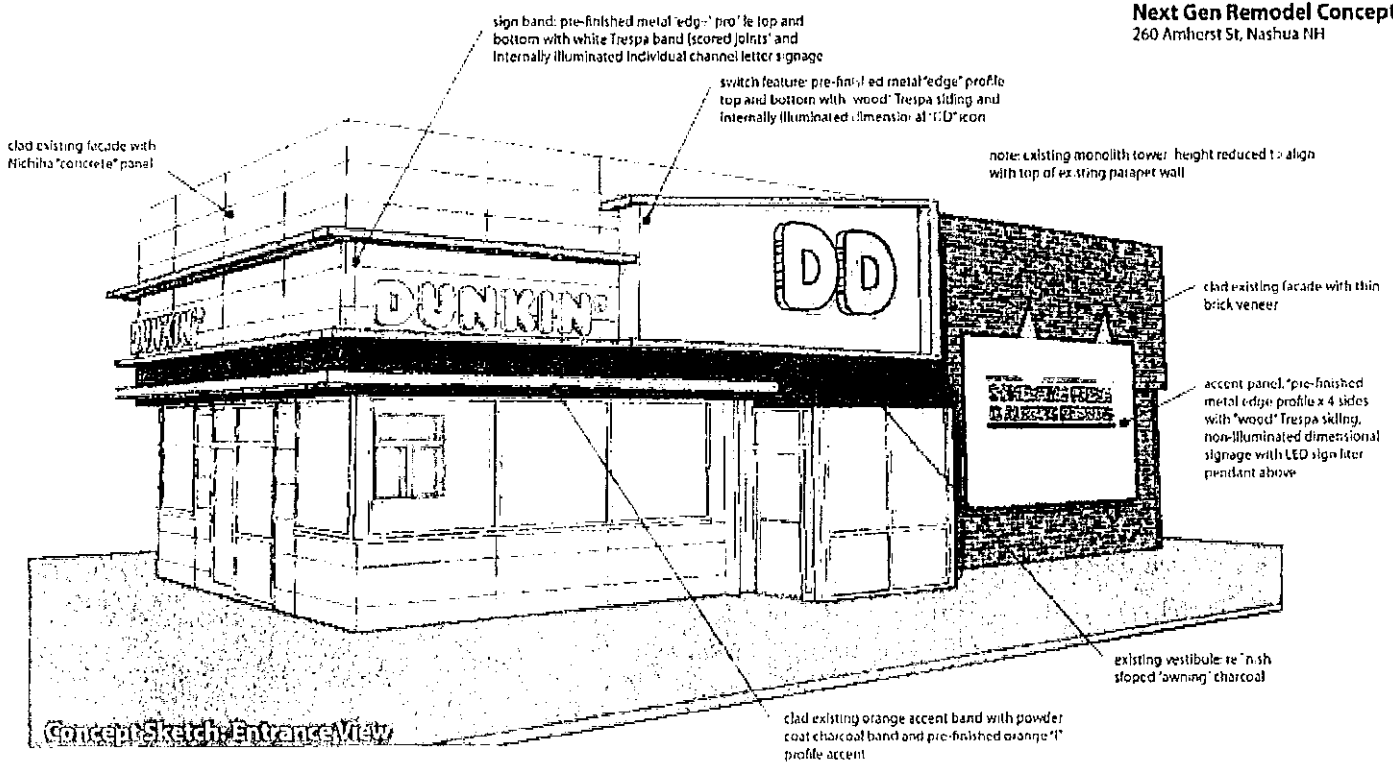
D. J. NEXT

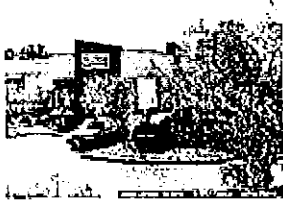
Next Gen Prototype Concept
Knoxville, TN





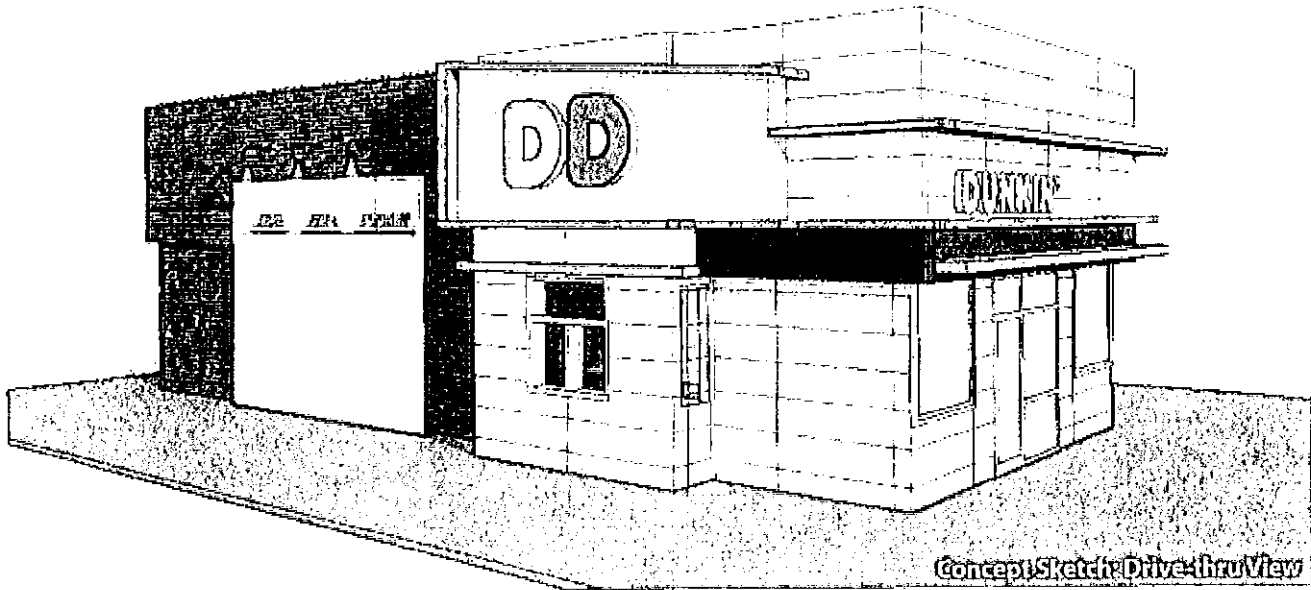
Next Gen Remodel Concept
260 Amherst St, Nashua NH

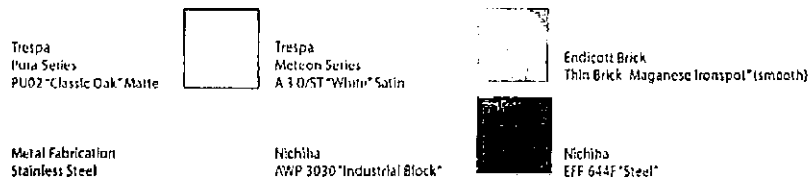




DONUTS NEXT

Next Gen Remodel Concept
260 Amherst St, Nashua NH

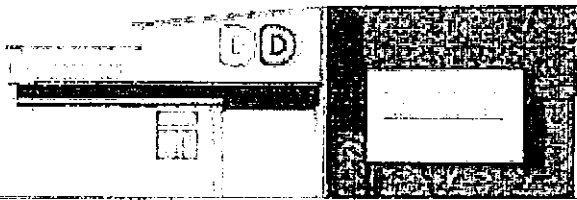




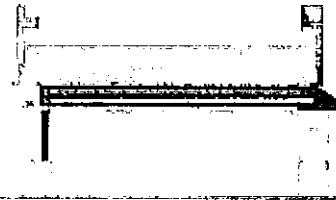
D. NEXT

Next Gen Remodel Concept
260 Amherst St, Nashua NH

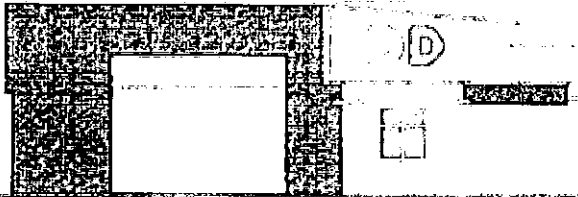
Material Legend



Side Elevation: Entrance



Front Elevation



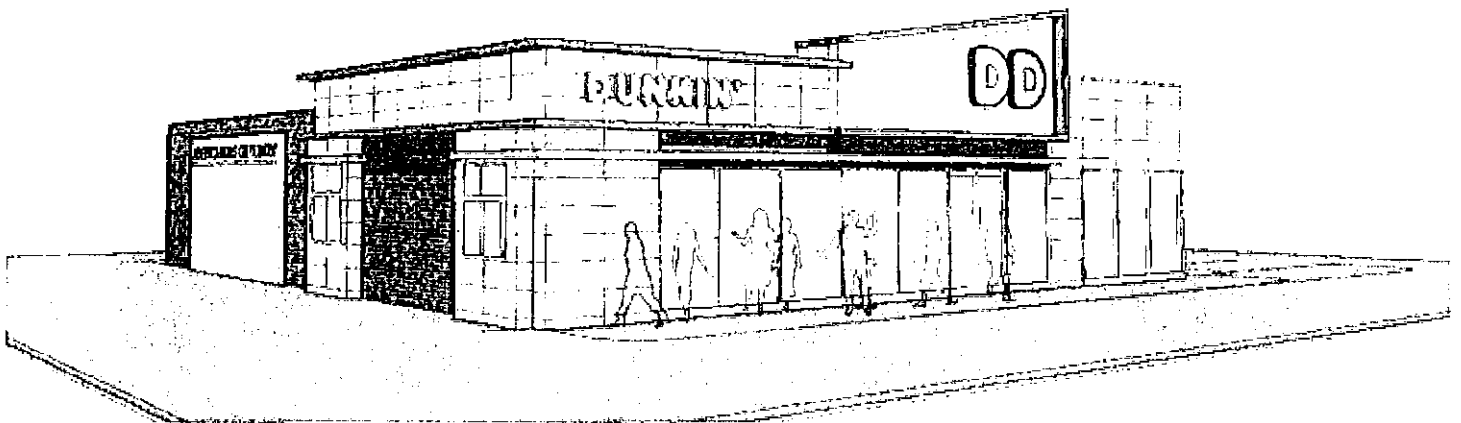
Side Elevation: Drive-thru



Rear Elevation

D · NEXT

Quincy Next Gen Concept
588 Washington St, Quincy MA



Concept Sketch

Trespa
Pura Series
PU02 "Classic Oak" Matte

Metal Fabrication
Stainless Steel

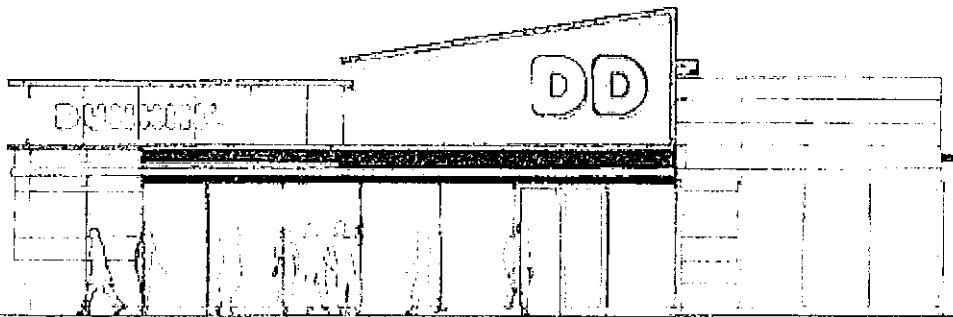
Trespa
Metcon Series
A 3.0/ST "White" Satin

Nichiha
AWP 3030 "Industrial Block"

Materials Legend

DD **NEXT**

Quincy Next Gen Concept
588 Washington St, Quincy MA



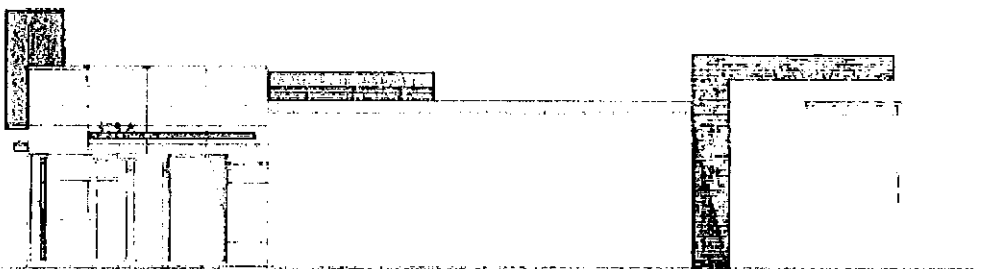
Front Elevation

D. NEXT

Quincy Next Gen Concept
588 Washington St, Quincy MA



Side Elevation (Drive Thru)

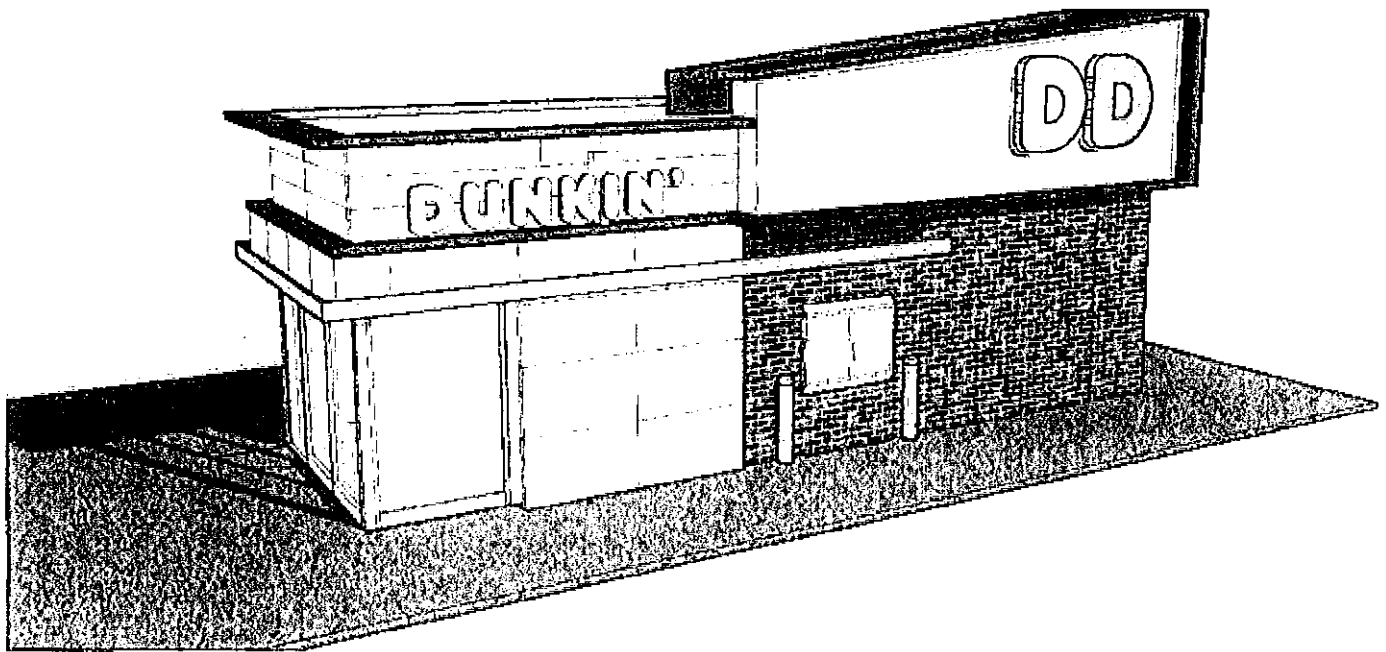


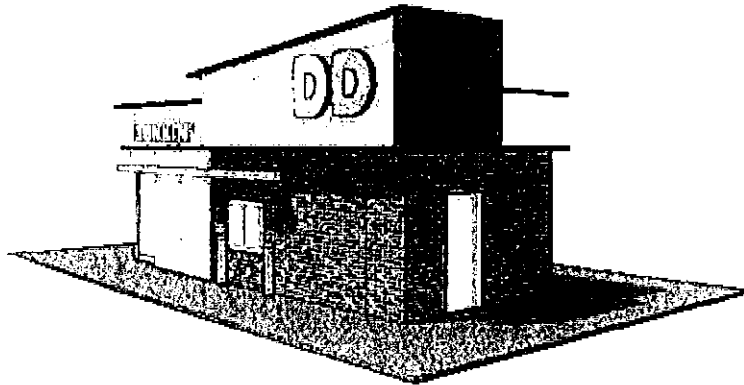
Side Elevation (Tenant Space)



D NEXT

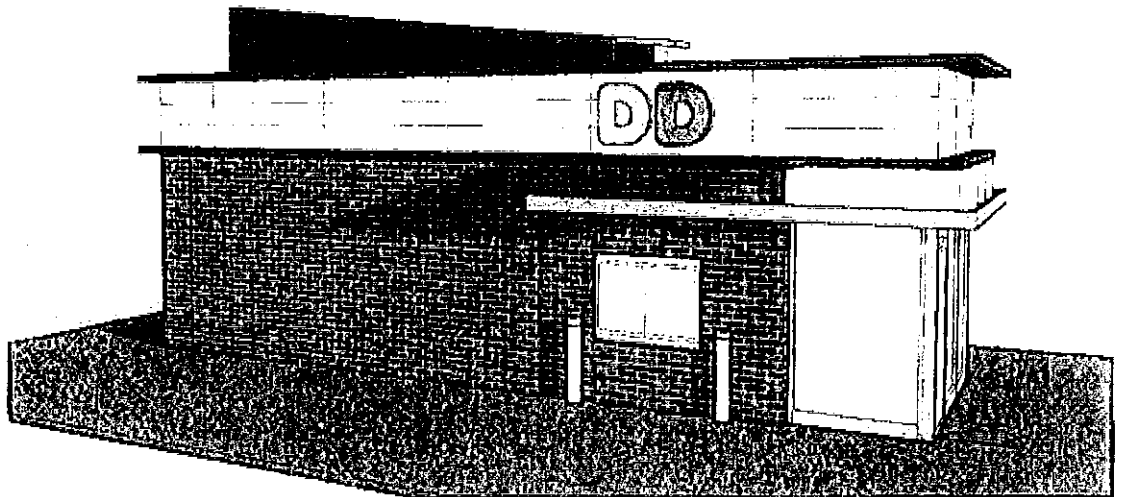
Drive Thru Only Concept
4610 Washington St, Roslindale MA





D NEXT

Drive Thru Only Concept
4610 Washington St, Roslindale MA



RESOLUTION

NO. 18-11-02(b)

Motion by Commissioner Mustico to refer the application for site plan approval for 1911 College Avenue 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 Chairperson Dobrydney.

WHEREAS, this matter concerns an application, by Marc Maser, PE, requesting the approval of a site plan for 1911 College Avenue, Elmira, NY; and

WHEREAS, Craig Southard with Maser Engineering stated the following:
that stormwater is 2,841 sq. ft., and
that a sidewalk has been removed at the front of the lot; and
that the drive-thru layout has been shifted; and
that a rear buffer of 6-7' vegetation of full screening is proposed; and
that signage will meet zoning regulations; and
that the project will be connected to the stormwater system; and
that hours of operation will be 4:00 a.m. to 10:00 p.m.; and

WHEREAS, the Commission recommends a 6' high stockade fence on the west side of the property; and
that Section 620 was discussed; and
that a photometric be submitted for site lighting; and

WHEREAS, Chairman Dobrydney and the applicant have submitted correspondence to Chemung County Engineering regarding driveways; 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 Marc Maser, PE for site plan approval for 1911 College Avenue, 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

COMMISSIONER CERIO

COMMISSIONER KNAPP

X

COMMISSIONER HARKNESS

X

COMMISSIONER MUSTICO

X

CHAIRPERSON DOBRYDNEY

NAYS

ABSENT

11/1/18

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: Dunkin Donuts - College Ave.				
Project Location (describe, and attach a location map): Please see the attached location map and drawings				
Brief Description of Proposed Action: The proposed project will include the a new Dunkin Donuts location at an existng site, formerly Central Hots. The project will include numerous site improvements/additions including a modified drivethrough, fencing and other landscaping enhancements.				
Name of Applicant or Sponsor: Marc Maser, PE, Maser Engineering			Telephone: 607-377-7990	
			E-Mail: maser@ maser-engineering.net	
Address: 112 N. Main St.				
City/PO: Horseheads		State: NY	Zip Code: 14845	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO	YES
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.			X	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO	YES
If Yes, list agency(s) name and permit or approval:			X	
3.a. Total acreage of the site of the proposed action?		.536 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?		.536 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 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	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
			X
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	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?			
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: _____			
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: _____ The storm drains will convey to internal drywells. (Expand on this section). _____	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
_____	X	
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
_____	X	
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
_____	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Marc Maser</u> Date: <u>10/22/2018</u> Signature: <u><i>Marc Maser</i></u> Engineer of Record		

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)?		

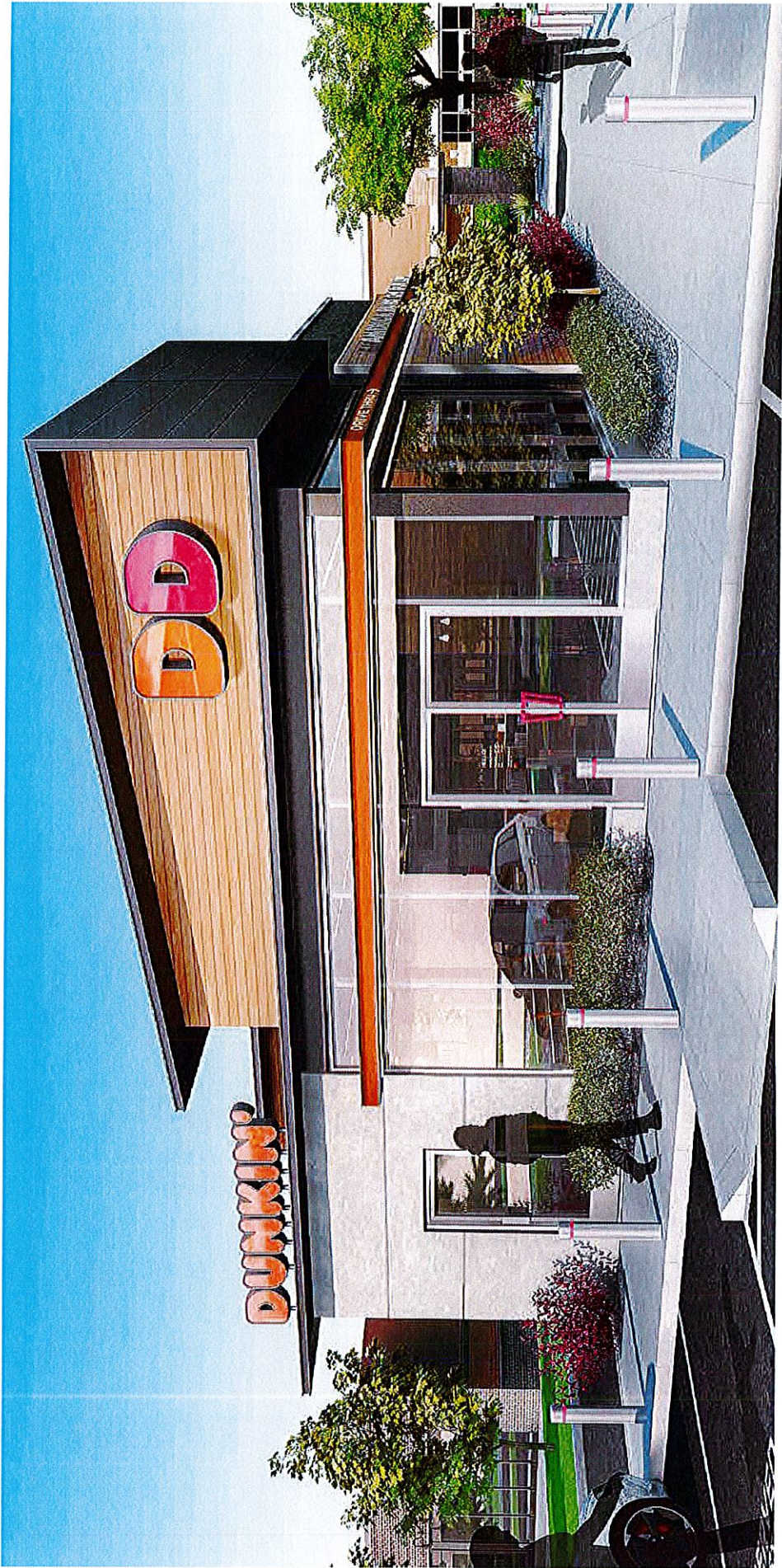
	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

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.	
<hr/> Name of Lead Agency	<hr/> Date
<hr/> Print or Type Name of Responsible Officer in Lead Agency	<hr/> Title of Responsible Officer
<hr/> Signature of Responsible Officer in Lead Agency	<hr/> Signature of Preparer (if different from Responsible Officer)

DDNEXT^{GEN}
EXPERIENCE

Next Gen Prototype Concept
Knoxville, TN



sign band: pre-finished metal "edge" profile top and bottom with white Trespa band (scored joints) and internally illuminated individual channel letter signage

switch feature: pre-finished metal "edge" profile top and bottom with "wood" Trespa siding and internally illuminated dimensional "DD" icon

clad existing facade with Nichiha "concrete" panel

note: existing monolith tower height reduced to align with top of existing parapet wall

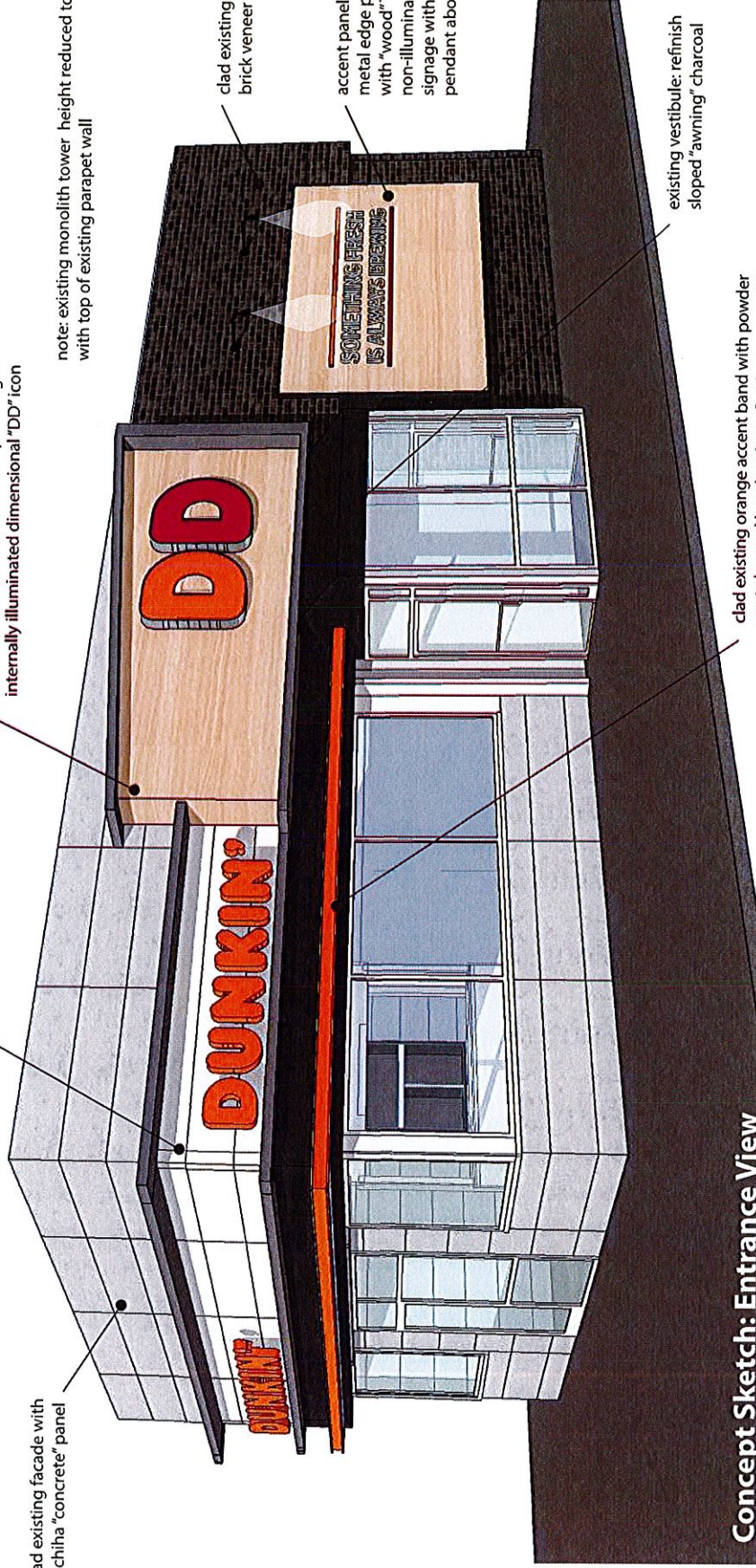
clad existing facade with thin brick veneer

accent panel: "pre-finished metal edge profile x 4 sides with "wood" Trespa siding, non-illuminated dimensional signage with LED sign liter pendant above

existing vestibule: refinish sloped "awning" charcoal

clad existing orange accent band with powder coat charcoal band and pre-finished orange "I" profile accent

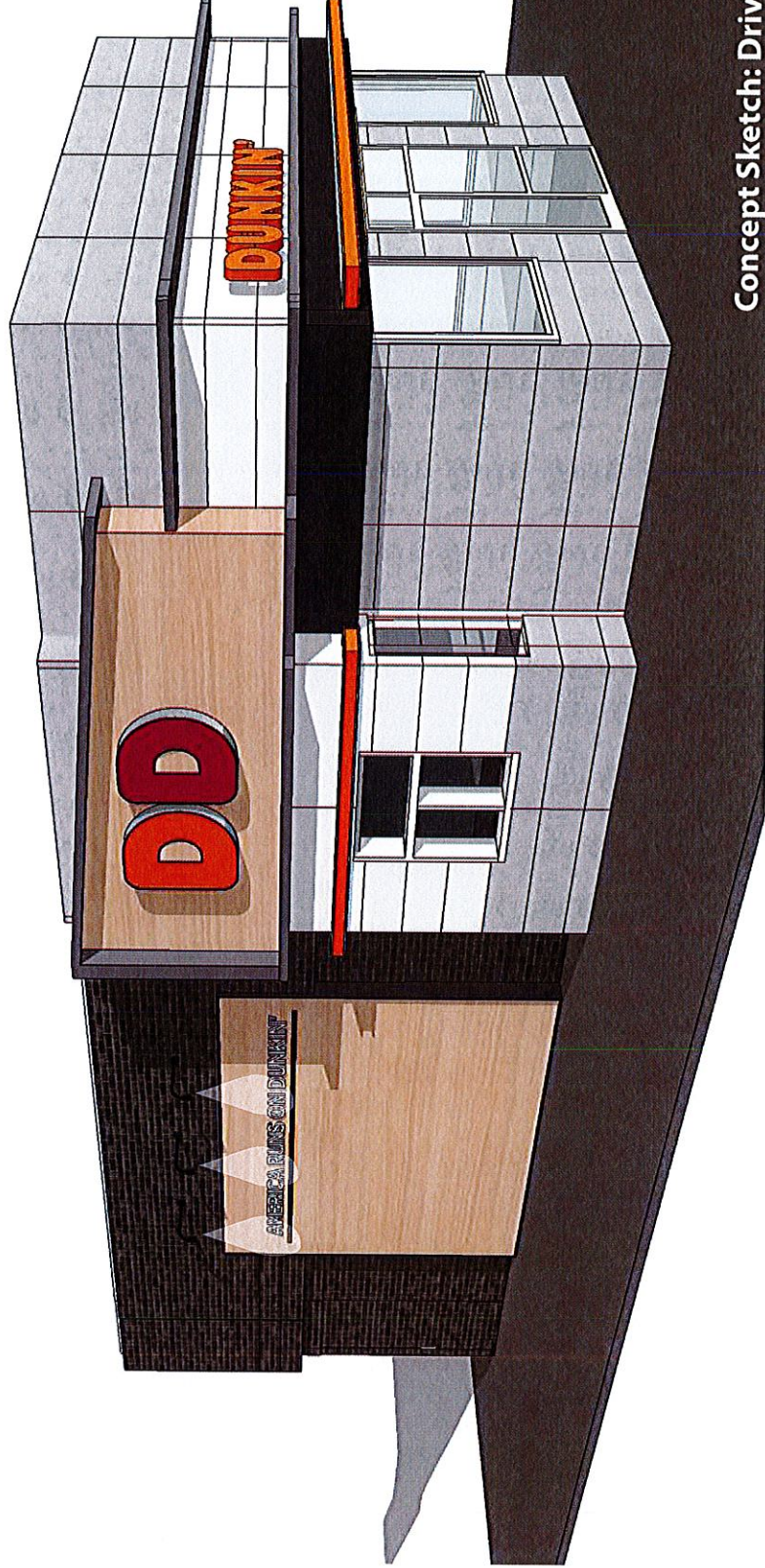
Concept Sketch: Entrance View










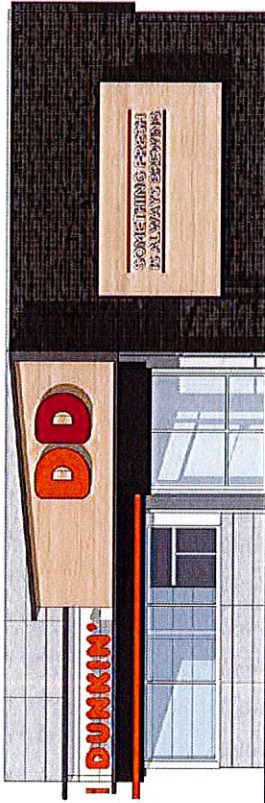
DDNEXT^{GEN} EXPERIENCE

Next Gen Remodel Concept
260 Amherst St, Nashua NH

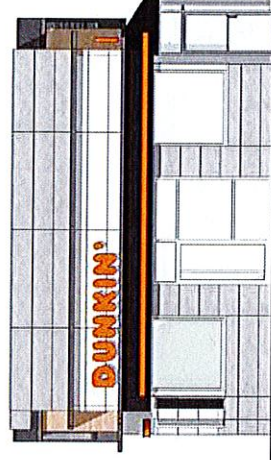


		
Metal Fabrication Stainless Steel		

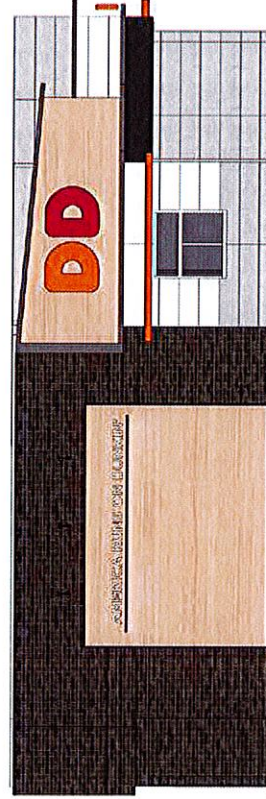
Material Legend



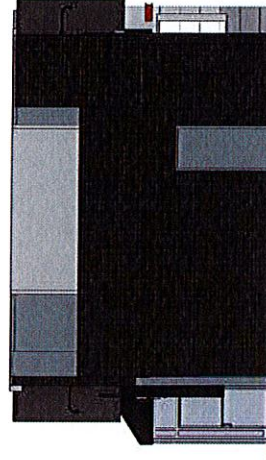
Side Elevation: Entrance



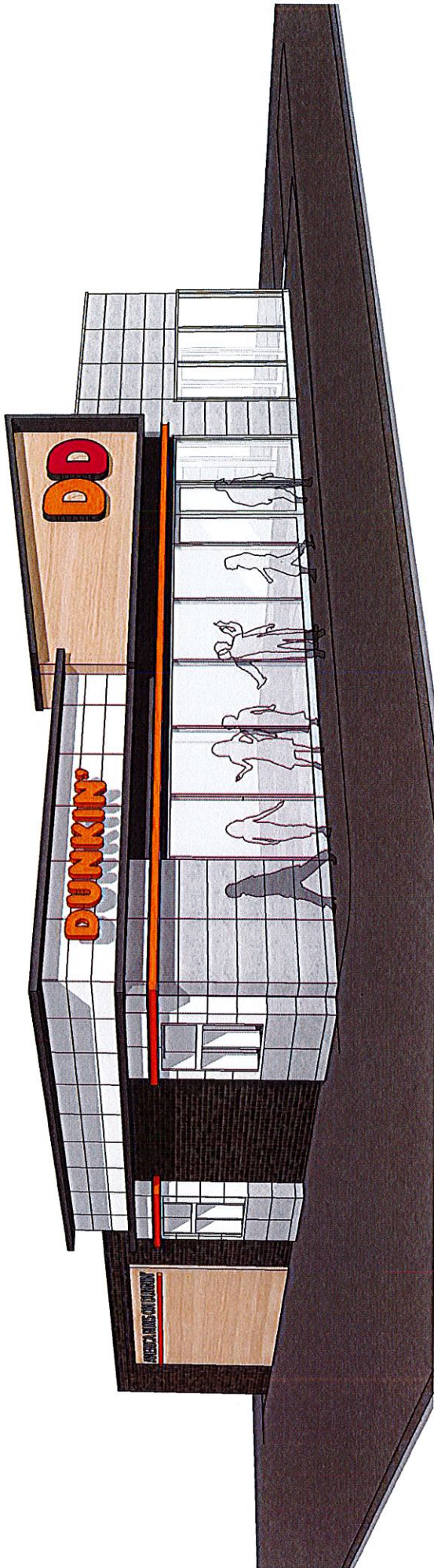
Front Elevation







Side Elevation: Drive-thru



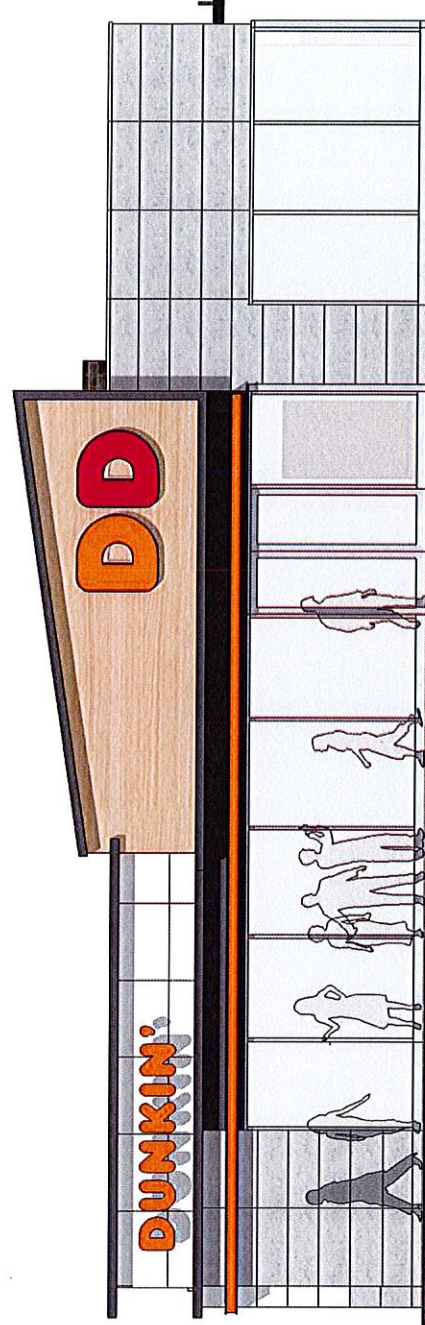
Rear Elevation



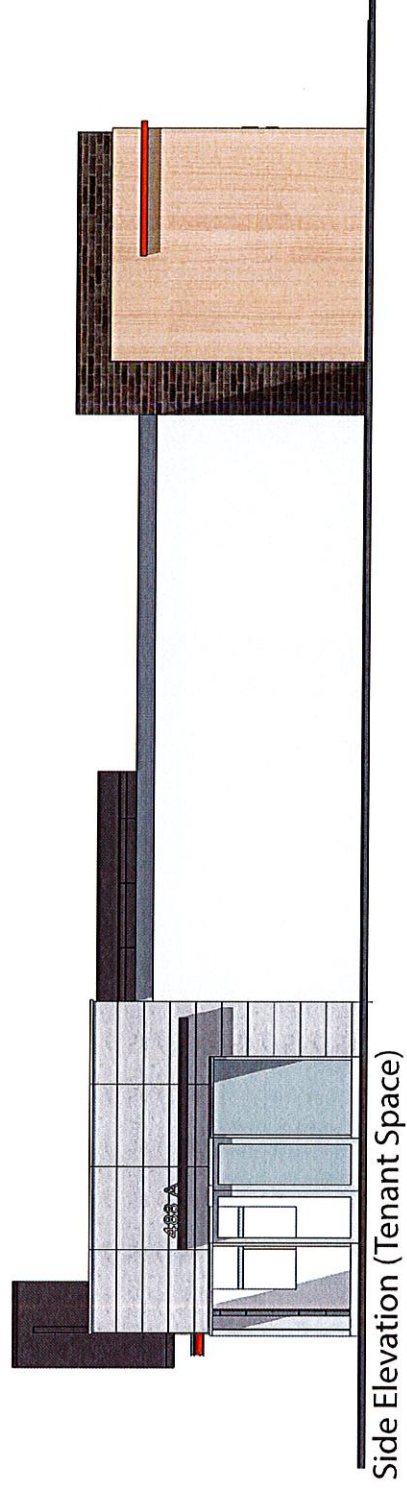
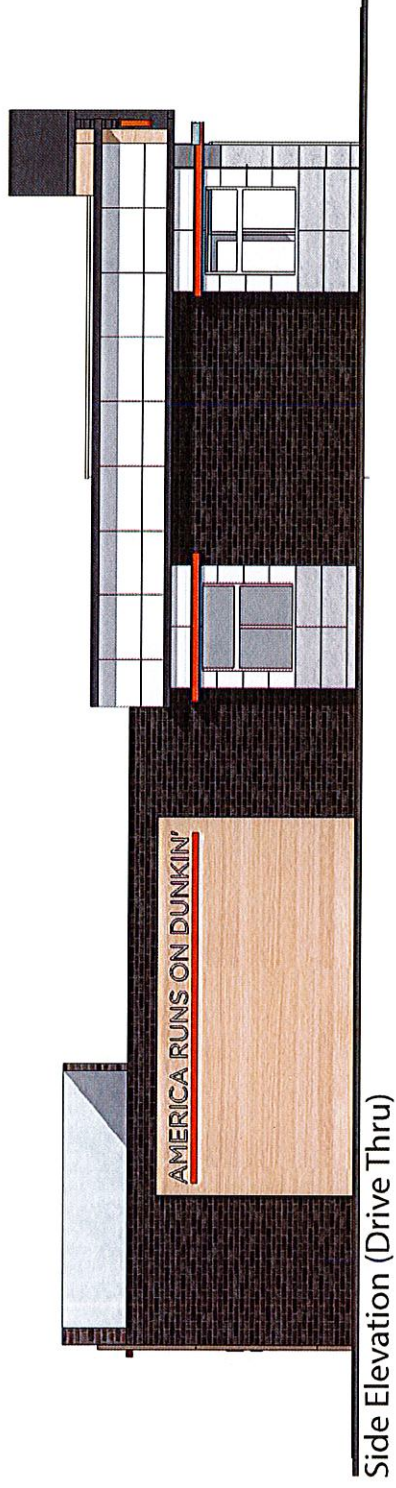
Concept Sketch

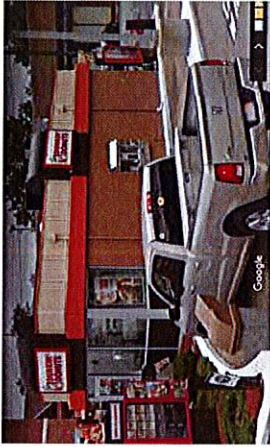
	Trespa Pura Series PU02 "Classic Oak" Matte
	Metal Fabrication Stainless Steel
	Trespa Meteon Series A 3.0/ST "White" Satin
	Nichiha AWP 3030 "Industrial Block"

Materials Legend



Front Elevation

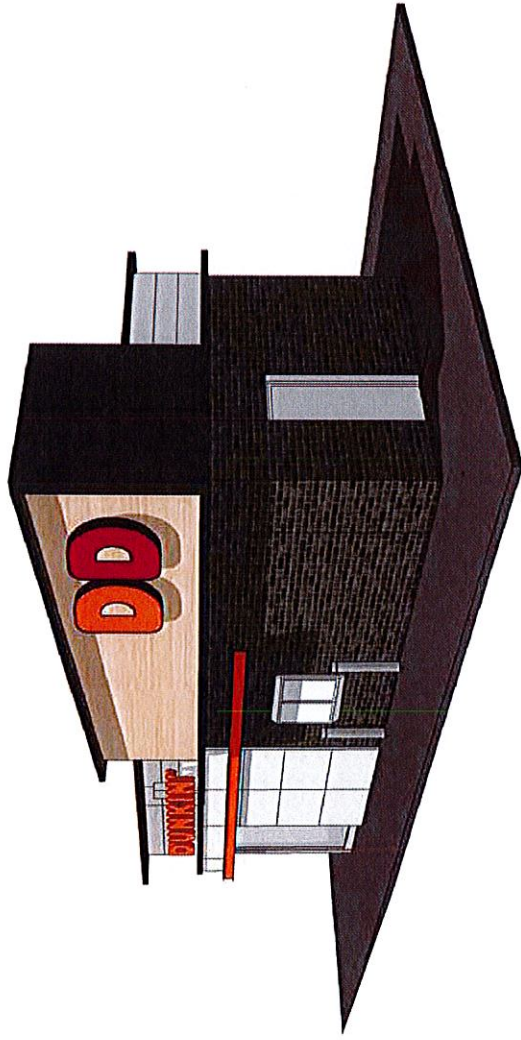




DDNEXT^{GEN}
EXPERIENCE

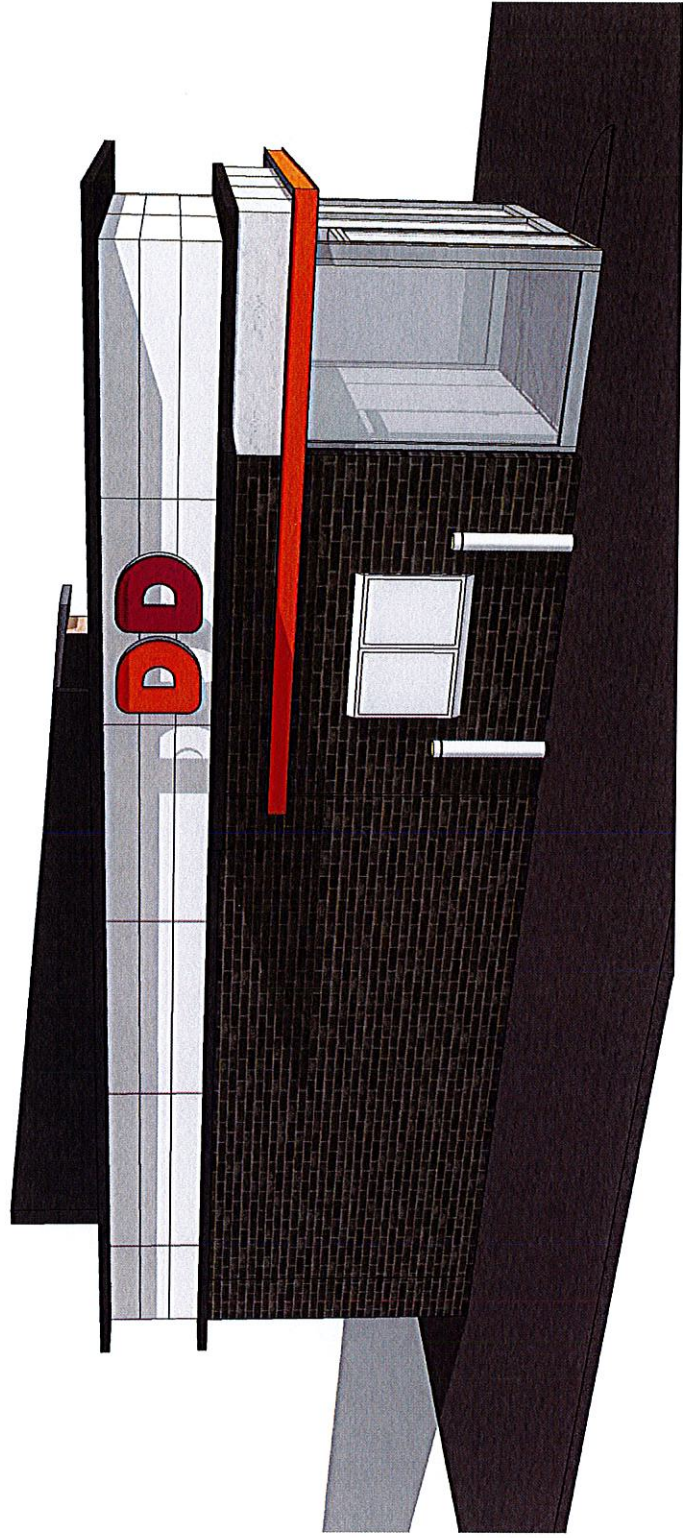
Drive Thru Only Concept
4610 Washington St, Roslindale MA

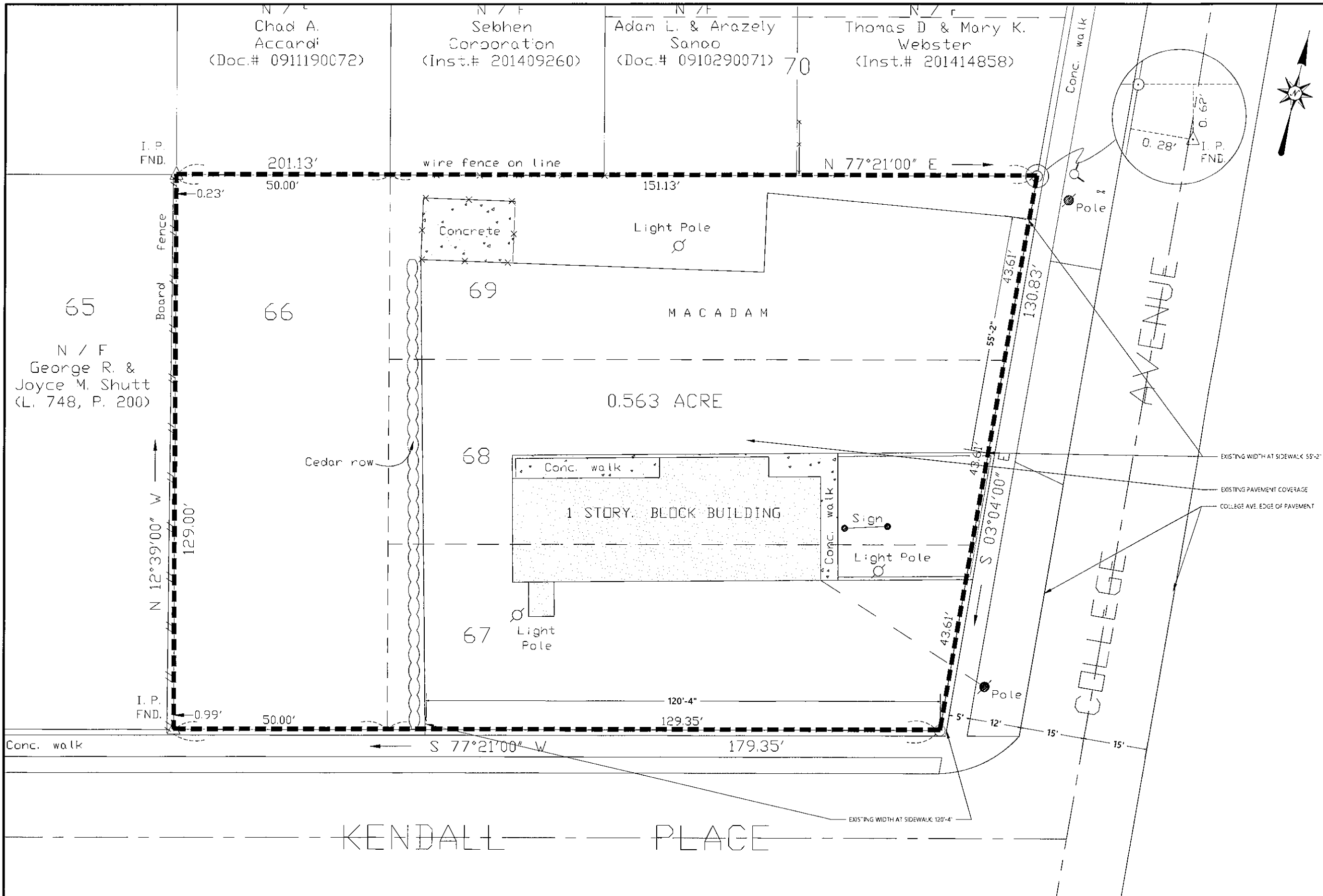




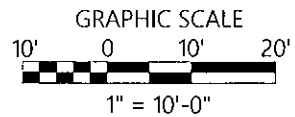
DDNEXT^{GET}
EXPERIENCE

Drive Thru Only Concept
4610 Washington St, Roslindale MA





1 EXISTING CONDITIONS PLAN
SCALE: 1" = 10'-0"



GENERAL NOTES:
1. BOUNDARY SURVEY BASEMAP PROVIDED BY:
TWIN TIERS LAND SURVEYING
LICENSED LAND SURVEYORS
176 SOUTH MAIN ST., HORSEHEADS, NY 14845
JOB #15268
DATE: JULY 6, 2015
2. TAX MAP ID: 7913-1-41

ISSUED / REVISIONS		DATE
1. PRELIMINARY CONFERENCE		SEPTEMBER 12, 2018
2. SPECIMEN REVIEW		OCTOBER 22, 2018
3. FINAL REVIEW		
4. FINAL APPROVAL		
5. FINAL APPROVAL		
6. FINAL APPROVAL		
7. FINAL APPROVAL		
8. FINAL APPROVAL		
9. FINAL APPROVAL		
10. FINAL APPROVAL		
11. FINAL APPROVAL		
12. FINAL APPROVAL		
13. FINAL APPROVAL		
14. FINAL APPROVAL		
15. FINAL APPROVAL		
16. FINAL APPROVAL		
17. FINAL APPROVAL		
18. FINAL APPROVAL		
19. FINAL APPROVAL		
20. FINAL APPROVAL		

COPYRIGHT © 2018
AJH DESIGN
111 E. 14TH STREET • ELIMIRA HEIGHTS, NEW YORK 14803
PH: (807) 731-4628 FAX: (807) 767-6115

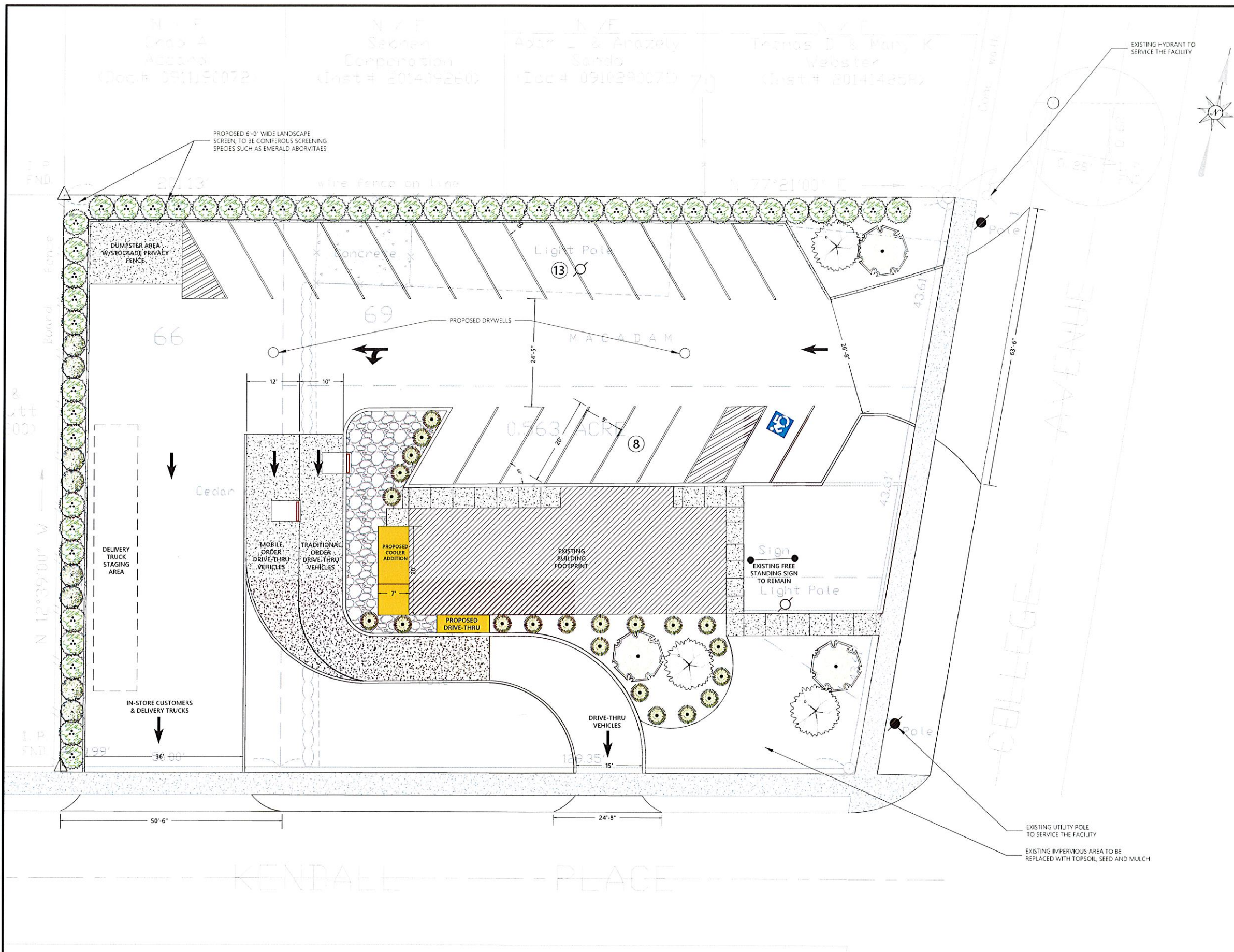
OWNER/CLIENT
PATTEL NETWORK

MASER
ENGINEERING

PROJECT
COLLEGE AVE DUNKIN DONUTS
2001 College Avenue
Elmira, NY 14901

TITLE OF DRAWING
EXISTING CONDITIONS PLAN

DRAWING SCALE
AS NOTED
ISSUE DATE:
OCT. 22, 2018
PROJECT NO.
18-077
DRAWING NO.
L-1.0



GENERAL NOTES

- BOUNDARY SURVEY BASEMAP PROVIDED BY: TWIN TERS LAND SURVEYING, LICENSED LAND SURVEYORS, 116 SOUTH MAIN ST., HORSEHEADS, NY 14845, JOB #15268, DATE: JULY 6, 2015.
- TAX MAP ID: 79.13-1-41
- PROPOSED STORE AND DRIVE-THRU HOURS ARE 4:00 AM - 10:00 PM, SEVEN DAYS PER WEEK.
- PROPOSED NUMBER OF CUSTOMERS ARE 500-550 PER DAY.
- PROPOSED CONSTRUCTION SCHEDULE IS FEBRUARY 2019 - JUNE 2019.
- PERMITS REQUIRED:
 - 6.1 COMMERCIAL BUILDING - CITY OF ELMIRA
 - 6.2 COMMERCIAL PLUMBING - CITY OF ELMIRA
 - 6.3 COMMERCIAL ELECTRICAL - CITY OF ELMIRA
 - 6.4 DRIVEWAY PERMIT - CHEMUNG COUNTY HWY DEPT.
 - 6.5 FOOD SERVICE PERMITS - NYS DEPT. OF HEALTH

ZONING NOTES

- ZONING DISTRICT: BE - GENERAL COMMERCIAL.
- NO BUILDING SETBACKS ARE REQUIRED IN THIS ZONE.
- PARKING SPACE SIZE REQUIRED IS 180 SQ-FT AND NOT LESS THAN 9'-0" WIDE, WE SHOW 9'-0" WIDE X 20'-0" LONG.
- THE NUMBER OF PARKING SPACES REQUIRED IS ONE PER 300 SQUARE FEET OF GROSS FLOOR AREA:
 - 4.1 PROPOSED GFA = 2,046 SQ-FT
 - 4.2 TOTAL SPACES REQUIRED = 6.82 OR 7
 - 4.3 TOTAL SPACES PROVIDED IS 20.
- TOTAL ACCESSIBLE SPACES REQUIRED IS ONE - THE REVISED PLAN PROVIDES ONE, MEETING THIS REQUIREMENT.
- THE APPROXIMATE LOCATION OF THE FREESTANDING SIGN IS SHOWN.
- THE EXISTING SIGN IS ABOUT 14'-0" (L) X 7'-0" (H) = 98 SQUARE FEET WHICH IS ACCEPTABLE SINCE THE TOTAL LENGTH OF BUILDING FRONTAGE (FRONT AND SIDE) IS 98'-FEET.
- LANDSCAPING/SCREENING REQUIREMENT:
 - 8.1 NORTH SIDE - 6-FOOT VEGETATED BUFFER
 - 8.2 SOUTH SIDE - NOT REQUIRED
 - 8.3 WEST SIDE - 6-FOOT VEGETATED BUFFER
 - 8.4 EAST SIDE - NOT REQUIRED

DESIGN AND LAYOUT NOTES

- AN ACCESSIBLE CURB RAMP WILL BE INSTALLED AT THE LOCATION OF THE LOADING ZONE.
- ACCESSIBLE SIGNAGE WILL BE REQUIRED TO DESIGNATE PARKING/LOADING ZONES.
- ARROWS WILL BE PAINTED ON THE ASPHALT.
- SINGLE ENTRANCE ON COLLEGE AVE.
- TWO EXITS ON KENDALL PLACE, EXISTING OPENING IS REDUCED.
- TRUCKS WILL ENTER THE SITE ON COLLEGE AVE, PROCEED AROUND THE WEST SIDE OF THE BUILDING, AND PARK ON THE WESTERN SIDE OF THE SITE, ALLOWING ROOM FOR THE DRIVE THRU LANE AND BYPASS FOR STANDARD VEHICLES.
- BUILDING ENTRANCE IS ON THE NORTH SIDE.
- DRIVE THRU WINDOW IS ON THE SOUTH SIDE.
- A BYPASS LANE WAS ADDED AROUND THE WEST SIDE OF THE BUILDING.
- WALK-IN COOLERS WERE ADDED TO THE WEST SIDE (REAR) OF THE BUILDING, WITH DIMENSIONS AS SHOWN.
- THE REAR EGRESS DOOR WAS RELOCATED TO THE NORTHWEST CORNER OF THE BUILDING (CONCRETE LANDING PAD).
- THE EXISTING DUMPSTER AREA LOCATED AT THE NORTHWEST CORNER OF THE DEVELOPMENT WILL BE REUSED. VEGETATION WILL BE CLEARED.

UTILITY NOTES

- THE NET INCREASE IMPERVIOUS AREA IS 2,954 SQ-FT (12,651 TO 15,605 SQ-FT), THEREFORE NO STORMWATER PLAN IS REQUIRED.
- STORMWATER RUNOFF FROM THE SITE WILL BE MANAGED ON SITE VIA A DRY WELL SYSTEM.
- THE FACILITY WILL BE SERVED BY THE EXISTING PUBLIC WASTE WATER SYSTEM OWNED, OPERATED AND MAINTAINED BY THE CHEMUNG COUNTY SEWER DISTRICTS.
- THE FACILITY WILL BE SERVED BY THE EXISTING PUBLIC WATER SYSTEM, OWNED, OPERATED AND MAINTAINED BY THE ELMIRA WATER BOARD.
- THE FACILITY WILL BE SERVED BY THE EXISTING GAS MAIN AND OVERHEAD ELECTRIC OWNED, OPERATED AND MAINTAINED BY NYS&G.
- TELECOMMUNICATIONS WILL BE PROVIDED BY A LOCAL SERVICE PROVIDER CHOSEN BY THE OWNER.

SITE PLAN KEY

[Symbol]	TOPSOIL/SEED/MULCH
[Symbol]	NEW ASPHALT PAVEMENT
[Symbol]	COBBLE (5'-6") LANDSCAPE AREA, NEUTRAL COLORS
[Symbol]	EXISTING BUILDING FOOTPRINT
[Symbol]	PROPOSED BUILDING ADDITIONS
[Symbol]	PROPOSED CONCRETE
[Symbol]	EXISTING CONCRETE SIDEWALK
[Symbol]	PROPOSED JAPANESE MAPLE
[Symbol]	PROPOSED EMERALD ABORVITAE
[Symbol]	PROPOSED EMERALD ABORVITAE

1 SITE IMPROVEMENT PLAN
SCALE: 1" = 10'-0"

GRAPHIC SCALE
10' 0 10' 20'
1" = 10'-0"

NOT FOR CONSTRUCTION

ISSUED / REVISIONS

#	DATE	DESCRIPTION
1	SEPTEMBER 29, 2018	PRELIMINARY CONCEPT
2	OCTOBER 4, 2018	PLANNING BOARD MEETING REVIEW
3	OCTOBER 22, 2018	PLANNING BOARD SITE PLAN REVIEW
4		
5		

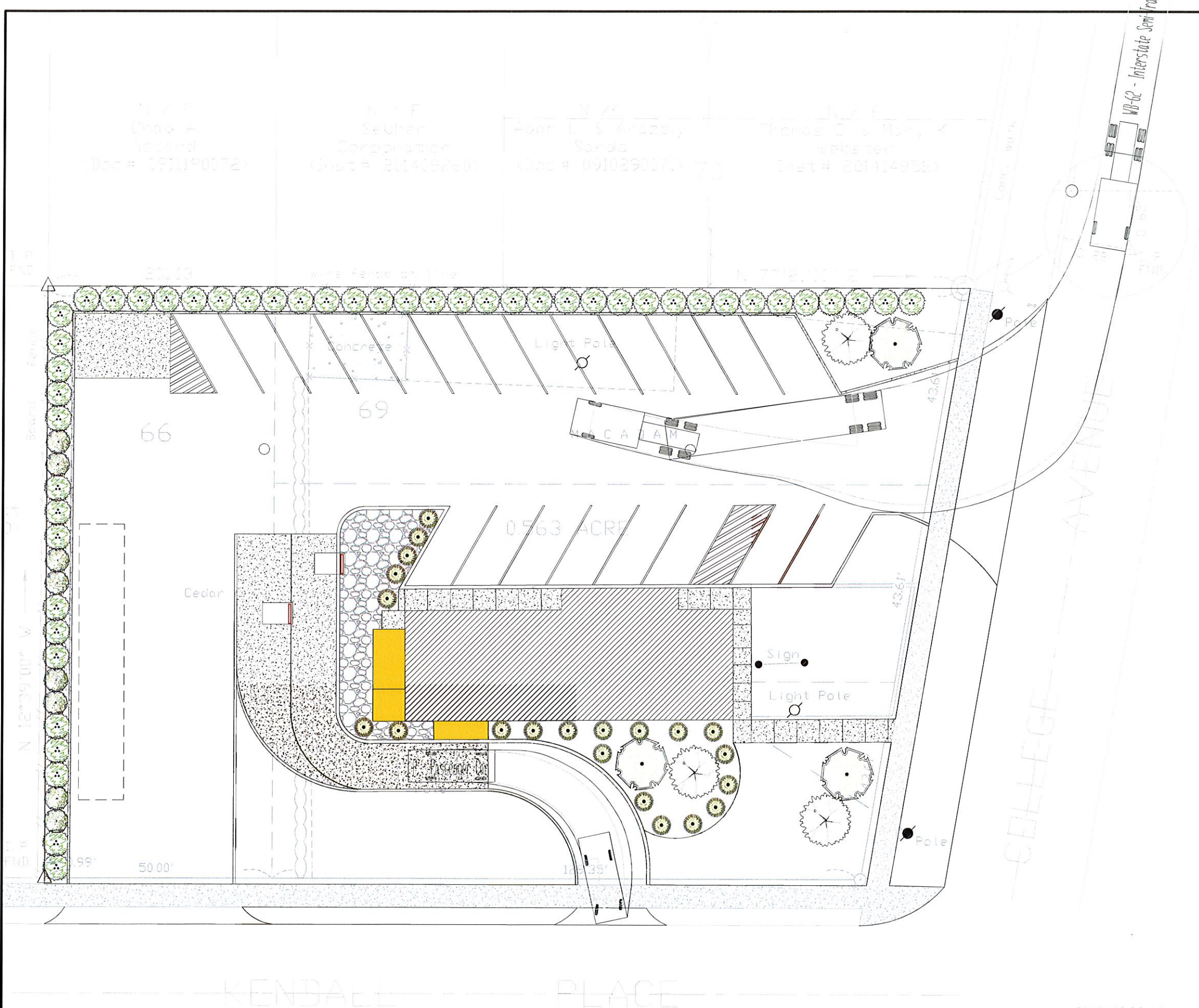
COPYRIGHT © 2018
AJH DESIGN
111 E. 5TH STREET • ELMIRA HEIGHTS, NEW YORK 14903
PH: (607) 707-4638 FAX: (607) 707-6115

OWNER/CLIENT
PATEL NETWORK

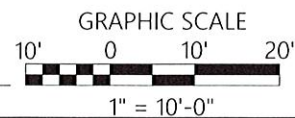
PROJECT
COLLEGE AVE DUNKIN'
2001 College Avenue
Elmira, NY 14901

TITLE OF DRAWING
SITE IMPROVEMENT PLAN

DRAWING SCALE
AS NOTED
ISSUE DATE:
OCT. 22, 2018
PROJECT NO.
18-077
DRAWING NO.
L-1.1



1 TRUCK TURNING DIAGRAM
SCALE: 1" = 10'-0"



TRUCK NOTES:

1. TRUCK SHOWN IS AN AASHTO STANDARD WB-62 TRACTOR TRAILER. THE OWNER INDICATES THE LARGEST VEHICLE TO UTILIZE THE SITE WILL BE A SINGLE CAB TRACTOR AND 53-FOOT LONG TRAILER FOR DELIVERIES.
2. AN AASHTO STANDARD PASSENGER VEHICLE IS SHOWN IN THE DRIVE THRU FOR REFERENCE.
3. THE TRUCK SHOWN IS LIKELY LARGER THAN THE ACTUAL TRUCK TO BE USED SINCE THE PROPOSED TRUCK IS A SINGLE CAB (NO SLEEPER).
4. WE WERE HAVING ISSUES WITH OUR VEHICLE TRACKING AT THE TIME OF THIS SUBMISSION AND WILL HAVE AN ACCURATE TRUCK/EXIT TRACK FOR THE NEXT MEETING.

PROJECT		COLLEGE AVE DUNKIN DONUTS 2001 College Avenue Elmira, NY 14901	
TITLE OF DRAWING		TRUCK TURNING DIAGRAM	
DRAWING SCALE		AS NOTED	
ISSUE DATE:		OCT. 22, 2018	
PROJECT NO.		18-077	
DRAWING NO.		L-1.2	
OWNER/CLIENT		PATTEL NETWORK	
AJH DESIGN		111 E. 14TH STREET • ELmira, NY 14901 PH: (607) 737-4638 FAX: (607) 767-6115	
MASER ENGINEERING		111 E. 14TH STREET • ELmira, NY 14901 PH: (607) 737-4638 FAX: (607) 767-6115	
ISSUED / REVISIONS		DATE	
1# PRELIMINARY CONCEPT		SEPTEMBER 29, 2018	
2# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
3# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
4# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
5# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
6# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
7# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
8# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
9# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
10# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
11# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
12# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
13# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
14# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
15# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
16# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
17# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
18# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
19# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
20# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
21# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
22# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
23# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
24# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
25# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
26# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
27# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
28# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
29# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
30# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
31# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
32# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
33# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
34# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
35# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
36# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
37# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
38# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
39# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
40# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
41# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
42# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
43# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
44# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
45# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
46# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
47# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
48# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
49# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
50# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
51# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
52# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
53# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
54# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
55# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
56# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
57# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
58# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
59# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
60# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
61# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
62# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
63# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
64# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
65# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
66# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
67# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
68# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
69# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
70# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
71# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
72# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
73# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
74# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
75# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
76# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
77# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
78# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
79# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
80# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
81# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
82# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
83# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
84# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
85# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
86# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
87# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
88# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
89# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
90# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
91# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
92# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
93# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
94# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
95# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
96# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
97# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
98# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
99# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	
100# PLANNING BOARD SITE PLAN REVIEW		OCTOBER 22, 2018	



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: Cathy Wood Title: Planning Board Secretary

Address: 150 Wygant Rd. Horseheads, NY 14845

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

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

Petitioner(s): Joseph A. Barron Phone: (607) 731-3992

Petitioner's Mailing Address: 704 Tiffet Ave. E-mail: barronja@gmail.com
Horseheads, NY 14845

Location of Property: 168 Prospect Hill Rd. Horseheads NY 14845

Tax Map Parcel Number(s): 073489 48.02-1-3.12

Current Zoning District: Residential / Agricultural

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 3 acres from a larger parcel.

11-6-18

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 57

- ☐ (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	12-5-18	11-7-18
City Council		

Action taken on this application (reviewed, approved, discussed, etc.) called for Public Hearing

<p>"Full Statement" Checklist</p> <p>As defined in NYS General Municipal Law §239-m (1)(c)</p> <p>Please make sure you have enclosed the following required information with your referral, as appropriate.</p>	
_____	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).
<p>For Proposing or Amending Zoning Ordinances or Local Laws: The above requirements AND</p>	
_____	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.



OCT 15 2018

#864

RECEIVED

Project location: Prospect Hill RdTax Map ID#: 48.02-1-3.12 (168 Prospect Hill Rd.)Application for: ☐ Site Plan Review ☒ Subdivision ☐ Special Permit ☐ OtherApplicant: Joseph A. BarronAddress: 704 Tiff AveHorseheadsState: NYZip: 14845Phone: _____ Fax: _____ Cell: 607-731-3992Email Address: barron-ja@gmail.com Send Agenda by Email: ☐ yesCo/Owner: (if different) Dennis TitsworthAddress: 168 Prospect Hill RdHorseheadsState: NYZip: 14845Phone: _____ Fax: _____ Cell: 1-585-944-3979Email Address: _____ Send Agenda by Email: ☐ Yes

Plans Prepared by: _____

Address: _____

State: _____

Zip: _____

Phone: _____ Fax: _____ Cell: _____

Email Address: _____ Send Agenda by Email: ☐ yesProject Description: Subdivision of 3 acres from larger parcel.General Location: Western side of parcel along Prospect Hill Rd.Current Zoning: Residential / Agricultural

Present Use of Property: Recreational

Will Property disturb one acre or more? ☒ Yes If so, How Much? 3 Acres required to build

Description of Stormwater Management: N/A

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

Total site area: 3 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: [Signature] Date: 10/10/18

Owner Signature: [Signature] Date: 10/10/18

*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: TRC

Plan File #: _____ ☐ Assign plan file #

Referrals to: ☐ Chemung County

☐ Village of _____

☐ Town of _____

☐ 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.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <div style="text-align: center; font-size: 1.2em;">Minor Subdivision</div>			
Project Location (describe, and attach a location map): <div style="text-align: center; font-size: 1.2em;">Prospect Hill Rd Tax I.D. # 48.02-1-3.12</div>			
Brief Description of Proposed Action: <div style="text-align: center; font-size: 1.2em;">Subdivision of 3 acres for future building of home.</div>			
Name of Applicant or Sponsor: <div style="text-align: center; font-size: 1.2em;">Joseph Barton</div>		Telephone: 607-731-3992 E-Mail: bartonjr@gmail.com	
Address: <div style="text-align: center; font-size: 1.2em;">704 Tiffet Ave.</div>			
City/PO: <div style="text-align: center; font-size: 1.2em;">Horseheads</div>		State: <div style="text-align: center; font-size: 1.2em;">NY</div>	Zip Code: <div style="text-align: center; font-size: 1.2em;">14845</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.			NO X 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:			NO X YES
3.a. Total acreage of the site of the proposed action? <div style="float: right; text-align: right;">3 acres</div>			
b. Total acreage to be physically disturbed? <div style="float: right; text-align: right;">1 acres</div>			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <div style="float: right; text-align: right;">40+ acres</div>			
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 checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input checked="" 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?		X	
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: _____		X	
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?	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	N/A
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>well</u>	NO	YES	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>septic system</u>	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?	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	
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 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	
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: _____ _____	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 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: Joseph Barron Date: 10/10/18

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.

- ☐ 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

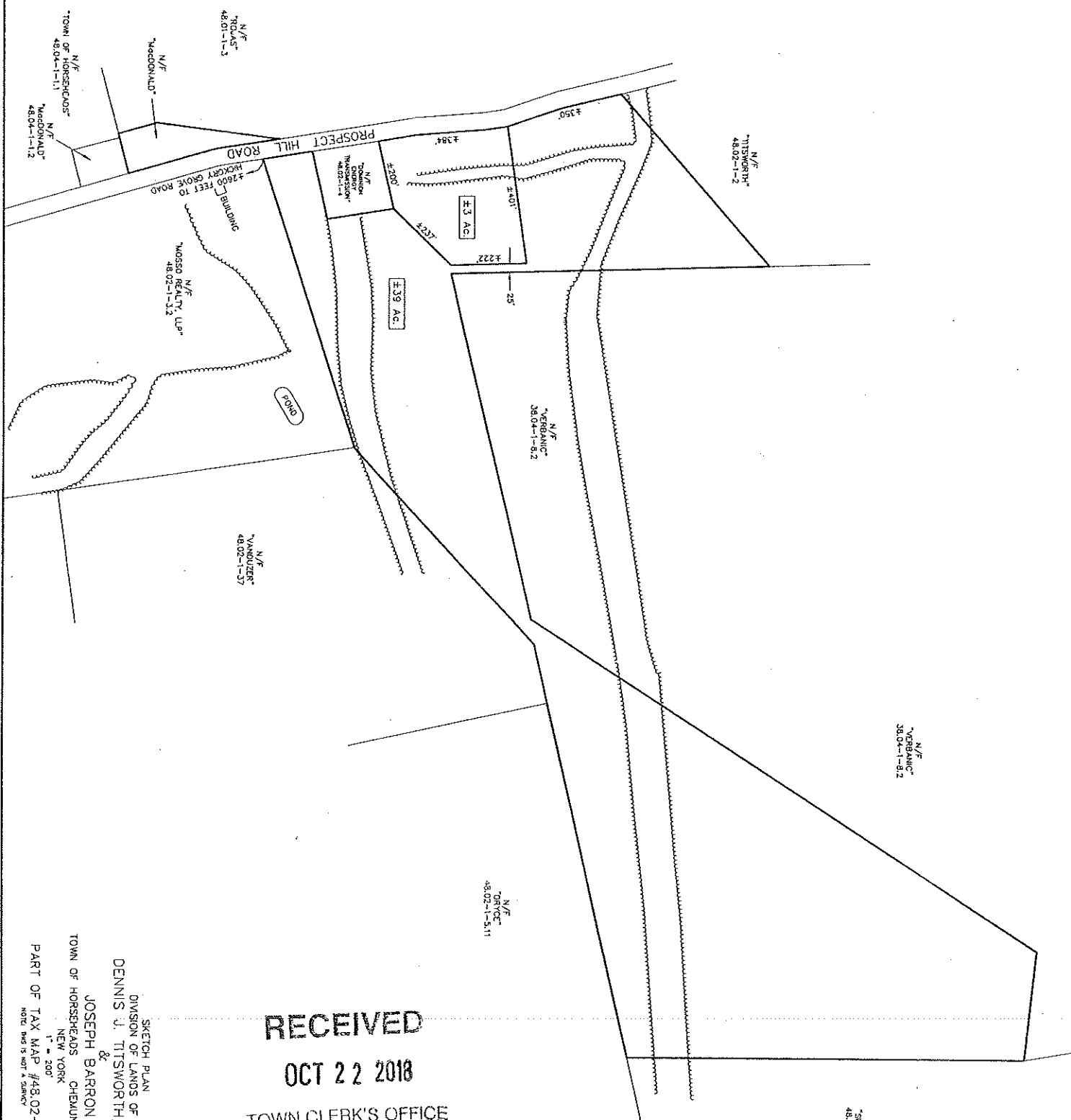
Date

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

OCT 22 2018

TOWN CLERK'S OFFICE

#8264

"A"

SKETCH PLAN
DIVISION OF LANDS OF
DENNIS J. TITSWORTH, JR.
&
JOSEPH BARRON
TOWN OF HORSEHEADS, CHEMUNG COUNTY
NEW YORK
1" = 200'
PART OF TAX MAP #48.02-1-3.12
NOTE: THIS IS NOT A SURVEY



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: Cathy Wood Title: Planning Board Secretary

Address: 150 Wygant Rd. Horseheads, NY 14845

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

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

Petitioner(s): Kevin W. Kelsey
DBA Ideal Motors Phone: (607) 378-9482
8 Travis Dr.

Petitioner's Mailing Address: Elmira, NY 14903 E-mail: Idealmotors87@gmail.com

Location of Property: 2095 Lake Rd. Elmira, NY 14903

Tax Map Parcel Number(s): 073489 79.06-9-3

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 checked="" 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):

Operate a used car dealership for auto sales.

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 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	10-30-18	10-30-18
Planning Board/Planning Commission		10-3-18, 11-7-18 12-5-18
City Council		

Action taken on this application (reviewed, approved, discussed, etc.) Positive recommendation to ZBA on 10-3-18
ZBA approved contingent upon County approval

"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.

729A

RECEIVED

SEP 21 2018

TOWN CLERK'S OFFICE

**TOWN OF HORSEHEADS
SPECIAL PERMIT APPLICATION**

150 WYGANT ROAD
HORSEHEADS, NY 14845

APPLICANT: Kevin W. Kelsey
DBA Ideal Motors
8 Travis Dr Elmira STATE Ny ZIP ~~14845~~ 14903
PHONE# 607-378-9482 FAX# 607-562-6031
EMAIL ADDRESS: Ideal Motors 87@gmail.com

OWNER: (IF DIFFERENT) _____

STATE _____ ZIP _____
PHONE # _____ FAX# _____

PROPERTY NAME AND LOCATION: Harold R Bills (Hungry
Harris) 2095 Lane Rd Elmira NY 14903

TAX MAP# 79.06-9-3

ZONING DISTRICT: Town Of Horseheads

REASON FOR REQUEST: Grew to big for our
current location 3131 Lane Rd. Horseheads NY

DESCRIPTION OF PRESENT USE OF PROPERTY:
Resturant - shut down. empty building

DESCRIPTION OF PROPOSED USE OF PROPERTY:
Used car dealership

APPLICANT'S SIGNATURE: _____

WITNESS: _____

OWNER: (IF DIFFERENT) _____

DATE: 9-17-18

The application must be accompanied by a SEQR form, siteplan/survey map, guarantee of payment and applicable fees.

617.20
Appendix B
Short Environmental Assessment Form

#729A
RECEIVED

SEP 21 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.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Ideal motors			
Project Location (describe, and attach a location map): 2095 Lake Rd. Elmira NY 14903			
Brief Description of Proposed Action: Used car lot.			
Name of Applicant or Sponsor: Kevin Kelsey DBA: Ideal motors		Telephone: 607 378 9480	
Address: 8 Travis dr / 3131 Lake Rd		E-Mail: Idealmotors87@gmail	
City/PO: Elmira / Horseheads		State: NY	Zip Code: 14903
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 YES X
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 YES X
3.a. Total acreage of the site of the proposed action?		0.94 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?		0.94 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			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
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	
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?	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	
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?	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	
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	
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 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: _____	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
_____	X	
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
_____	X	
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
_____	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Hevin Kelsey</u>	Date: <u>9-17-18</u>	
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?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?		X
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
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?	X	
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?	X	
7. Will the proposed action impact existing:		
a. public / private water supplies?	X	
b. public / private wastewater treatment utilities?	X	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	X	

	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?	<input checked="" type="checkbox"/>	
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	

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)

#1729 A

RECEIVED

SEP 21 2018

TOWN CLERK'S OFFICE

Lease Agreement

Kevin Kelsey agree to go into a three month lease with Harold R Bills for three months at _____ dollars per month starting Oct. 1st 2018 through Jan. 1st 2019. Jan of 2019 until October 1st of 2019 will be a monthly installment of _____ per month. After the one year lease is up Kevin Kelsey will have the opportunity to buy out the property at the price of _____ Within any time of the agreed lease a offer is made to Harold R Bills Kevin Kelsey reserves first right to buy the property at agreed price of _____

This agreement is contingent on the lot being approved for the use of a car dealership.

Leasee:

[Signature] 09/07/18

Leaser:

[Signature]

#7291A
RECEIVED

SEP 21 2018

GUARANTEE OF PAYMENT

TOWN CLERK'S OFFICE

I hereby guarantee payment of the publication of the notice of public hearing in your official Town newspaper.

Date: 9-18-18

Name: Kevin Helsey

Address: 8 Travis dr

Elmira NY 14903

Phone# 607 259 6037

Signature: 

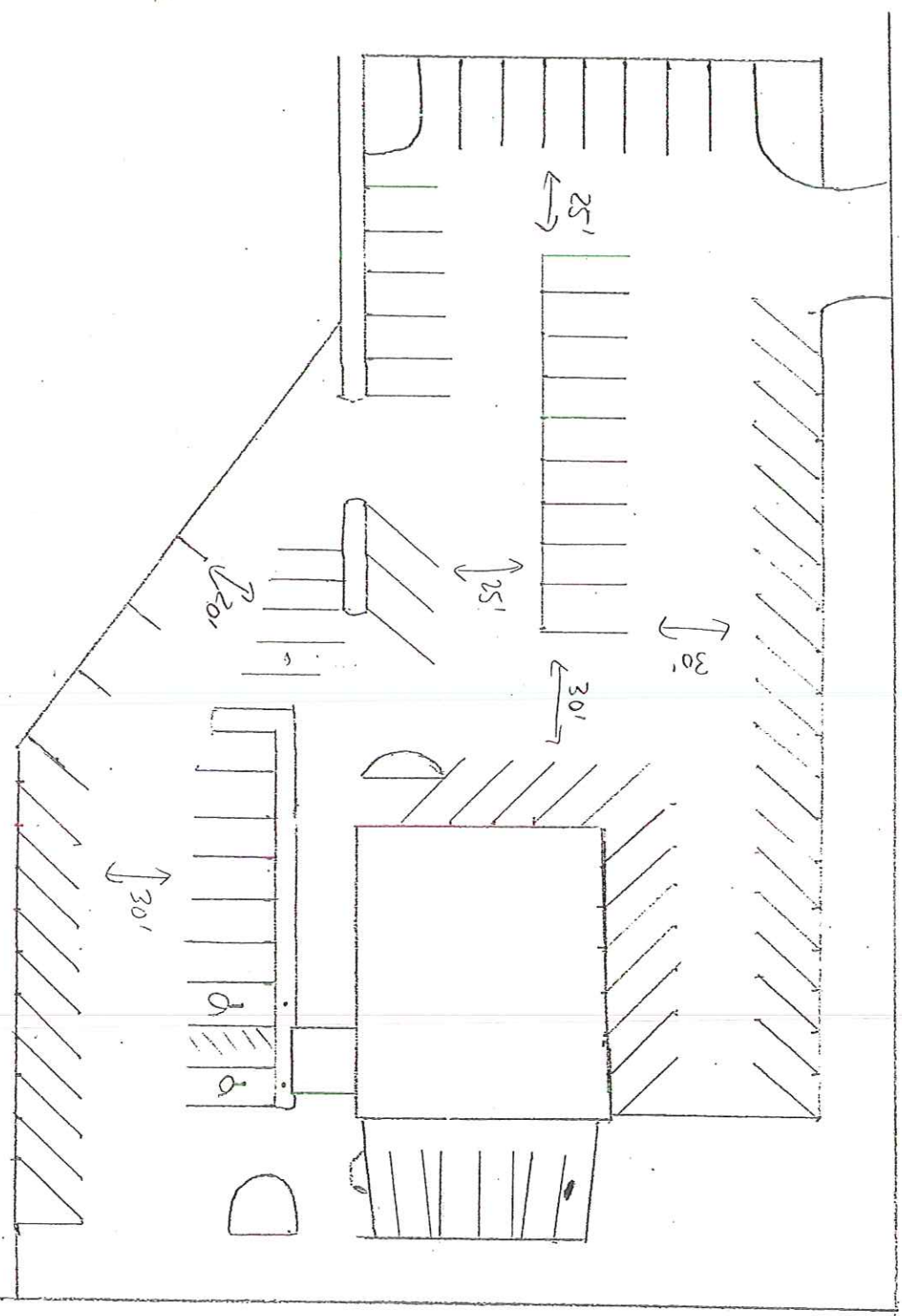
- 76 Cars
- 2 Handicap Parking
- 6 Customer Parking
- 4 Employee Parking

 = parking spot
 10' x 20'



Ideal Motors

Site plan
 Scale 1/4" = 10'



Lake Rd

14th St

729A

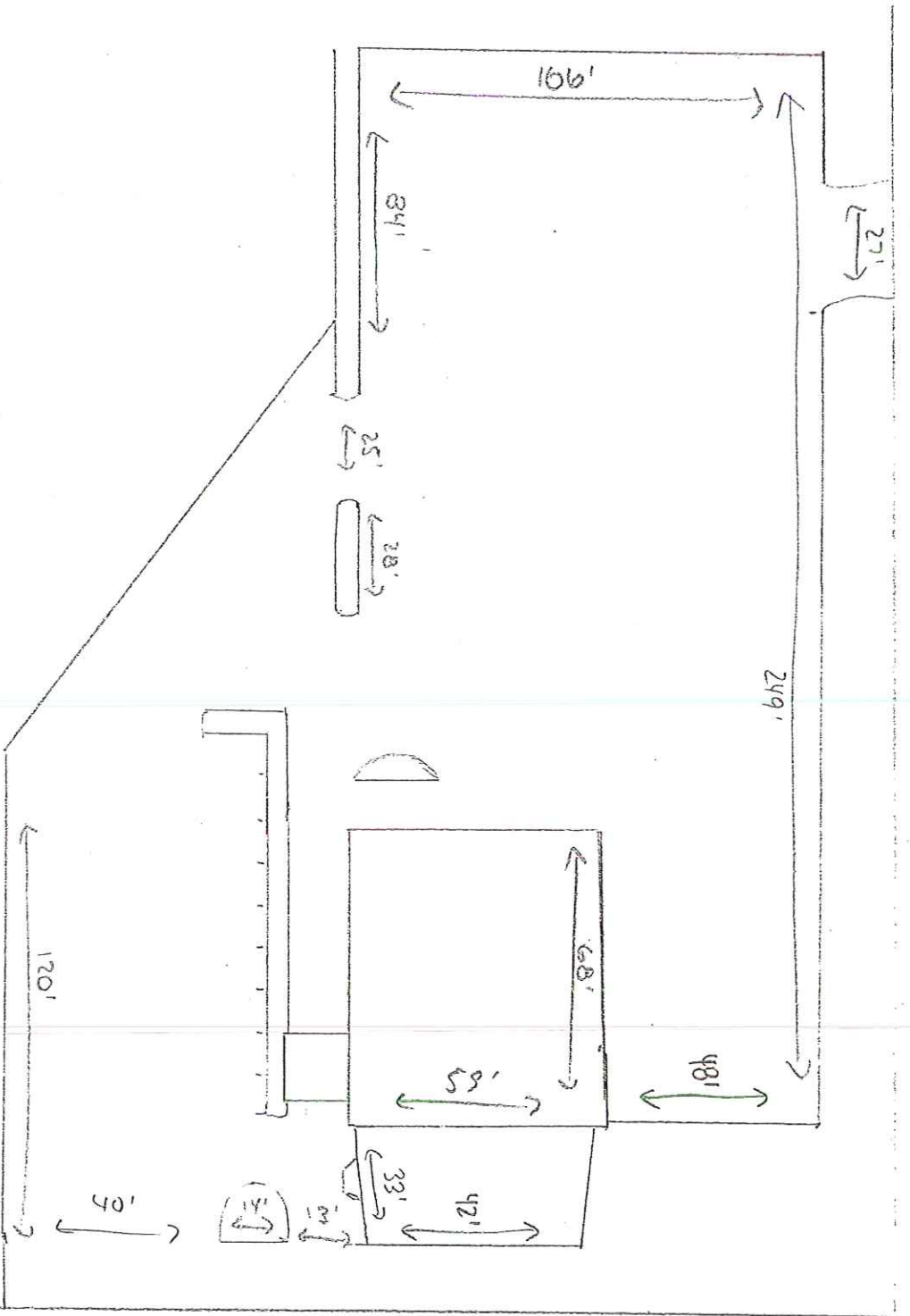
"B"

RECEIVED

OCT 23 2018

TOWN CLERK'S OFFICE

14th St.



Lake Rd

Scale 1/4" = 10'

N

Site Plan
Ideal Motors

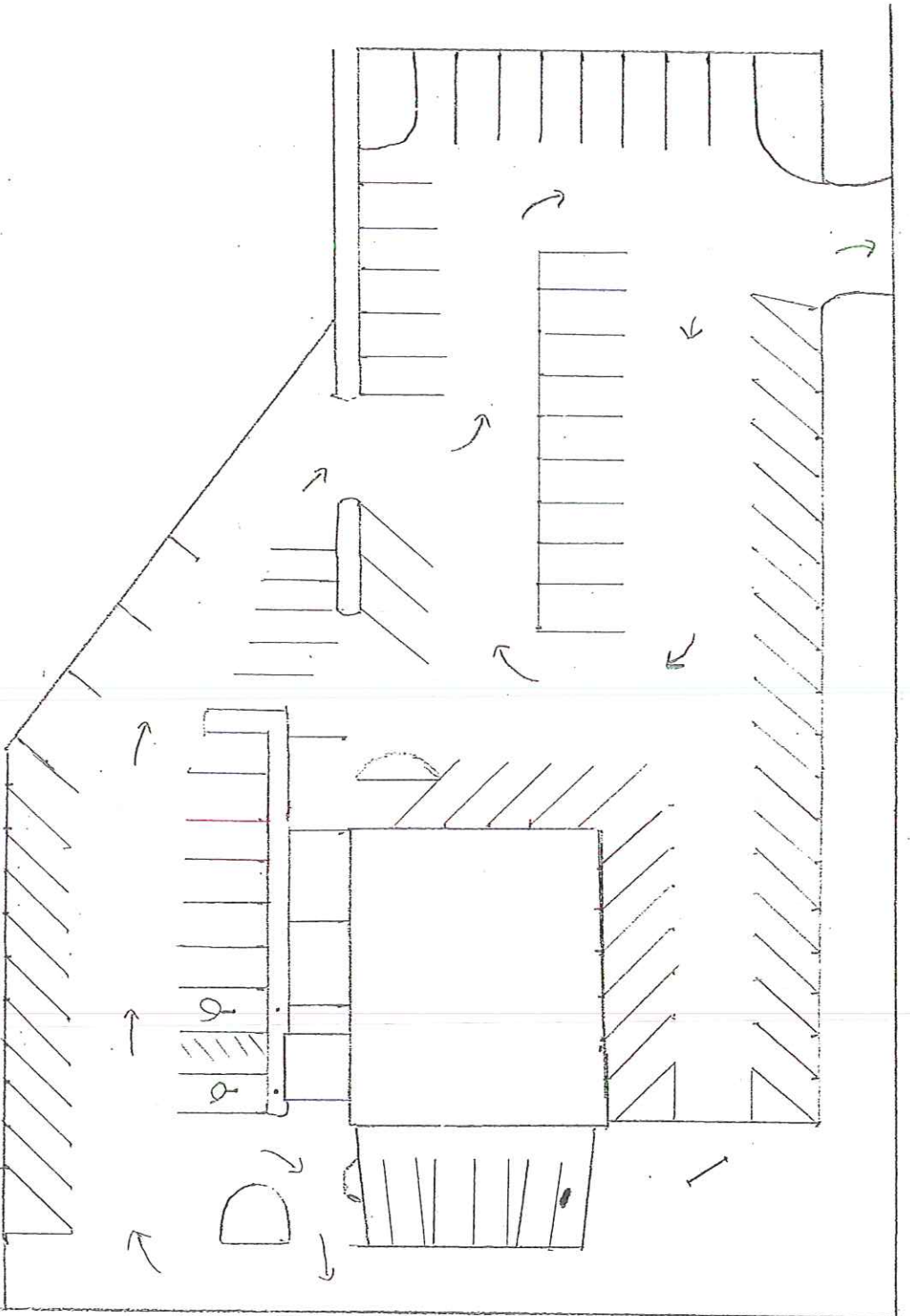
#729A
"B"

RECEIVED

OCT 23 2018

TOWN CLERK'S OFFICE

14th St



Lake Rd

N

Ideal Motors
Traffic flow

Site Plan

11' - 10'

729A
"B"

RECEIVED

OCT 23 2018

TOWN CLERK'S OFFICE