

**Town of Elmira, New York
Planning Board
Meeting – October 7, 2024**

MINUTES

PRESENT:

Chairman	Mark Miles
Members:	Ron McConnell Robert Knapp Paul DiPietro Mike Kohberger Nick Kapnolas William Maloney

ALSO PRESENT:

Eric Crandall, Code Enforcement
Scott Moore, Town of Elmira Attorney

Chairman Miles opens the meeting at 7:00 pm and welcomes everyone.

He then asked members if they had read the minutes from the September 9, 2024 meeting and if anyone had additions or corrections, and hearing none, a motion to approve.

MOTION by Mike Kohberger to accept the minutes as written.

Second by Bill Maloney

Ayes: Miles, McConnell, Knapp, DiPietro, Kohberger, Kapnolas and Maloney

Nays: None

Chairman Miles opens the discussion regarding the View Shed. Miles asks Attorney Moore to clarify what the Town Board is asking of the planning board. Attorney Moore states that there is a matter of two Solar Farms located in the town. The Town Board would like input on the matter on whether to preserve the natural look of these areas or not tell people what they can and can't do on their property. This same topic was brought up in Big Flats and they decided to create an overlay district to preserve their views. He asks "Does this board feel they could make some recommendations on this topic to the Town Board? Numerous discussions followed regarding different options. In an overlay district (an example could be) the developer would have to create a plan for visual impact of the area. The overlay could include that if they are timber harvesting, they would have to have Planning Board approval. If the board makes restrictions, the property owner in the overlay would have to be notified. Scott made the suggestion that maybe an informational meeting could be held for the community for information and input. Paul added that he felt that he would feel more comfortable having something in place like Big Flats as the clear-cutting bothers him, but he also wants to make sure it is fair for all involved. Bill added that he is uncomfortable telling people what they can and can't do on their property as this could also be income for some owners. Chairman Miles asked for a recommendation from the board.

It was decided to table the discussion for now and invite someone from Big Flats to attend the next meeting. Eric said that he would contact them and try to set something up. If they can't attend the next meeting maybe one could be set up at an alternative time.

Next up on the agenda is to review the site plan for the Dollar General located at 2048 College Ave., Elmira Heights. This was brought to our board from Elmira Heights as they do not have a planning board and asked if this board would review the proposed plan. Eric highlighted some of the points of the site plan. Those areas included, Parking (47 spaces proposed and 42 spaces required), Curb Cuts (they were within the code), Maximum height (it is within code), the proposed setbacks 25 ft front, 25 ft rear, and 10 ft on the side (all meet requirements). Eric felt that everything was in order for the Dollar General site plan.

Chairman Miles asked if any board member wanted to make a motion on the site plan to send back to Elmira Heights for them to further review.

MOTION by Mike Kohberger to send the Site Plan of the proposed Dollar General located at 2048 College Ave. Elmira Heights back to the Village of Elmira Heights with the following notations: the number of parking spaces exceeds the requirement, the curb cuts are within code, the maximum height of the proposed building is within code, the setbacks reflect 25 ft. in front, 25 ft. in the rear, and 10 ft. on the side and they are all within code and these plans have been reviewed in conjunction with the existing laws of the Village of Elmira Heights.

Seconded by Robert Knapp

Ayes: Miles, McConnell, Knapp, DiPietro, Kohberger, Kapnolas and Maloney

Nays: None

Chairman Miles asks if there is anything else for the board to discuss. Eric commented that Chemung County Stormwater Engineer, Jimmie Joe Carl, and the engineers from LaBella had some conversations regarding the Stormwater Pollution Prevention Plan. Most of the questions were addressed and they agreed to make changes to the SWPPP regarding Mr. Carl's notes. Carson Power noted that they will not come before this board until they have more information to present.

Mike Kohberger inquired if there was any other training available to complete his 4 hours per year. Eric would send him some information.

Chairman Miles then asks if there is a motion to adjourn.

MOTION by Paul DiPietro to adjourn the meeting

Seconded by Bill Maloney

Ayes: Miles, McConnell, Knapp, DiPietro, Kohberger, Kapnolas and Maloney

Nays: None

This meeting stands adjourned at 8:19 pm