

CHEMUNG COUNTY PLANNING BOARD

150 Lake St. – 3rd Floor
Elmira, New York 14902-0588

Telephone: (607) 737-5510

JOSEPH COLETTA
Chairman

DAVID MCCORMICK
Acting Planning Commissioner

TO: CHEMUNG COUNTY PLANNING BOARD

RE: NOTICE OF NEXT MEETING

AUGUST 28, 2025, THURSDAY
3:00 PM

****425 Pennsylvania Ave. – Human Resources Center, 1st Floor, Room 110****

PLEASE USE: MAIN ENTRANCE BEHIND BLDG FROM PARKING LOT

****YOU MUST GO THROUGH SECURITY****

Elmira, N. Y.

CALLED BY: Joseph Coletta, Chairman

1. Call to Order
2. Approval of June 26, 2025, Meeting Notes (July 24 Meeting was Cancelled)
3. Visitor Comments – agenda items only
4. Zoning Referrals

ZONING REFERRALS:

A. Referred by : Town of Horseheads

Petitioner : Chad Sustello
Gaffer City Football Club
142 Biltmore Dr.
Horseheads, New York 14845

Subject : Request for review of proposed Planned Unit Development Amendment to establish and operate youth sports programming in an existing structure. Property is located at 116 Breesport Rd. within 500' of SR 223.

B. Referred by : Town of Big Flats

Petitioner : William Goodwin and Matthew Webster
209 Kingsbury Ave
Elmira, NY 14901

Subject : Request to review proposed site plan to establish and operate an auto car dealership in the Business Regional (BR) Zoning District. Property is located at 192 Colonial Drive within 500' of CR 74.

C. Referred by : City of Elmira

Petitioner : Sam & Ciara Moss
1255 College Ave
Elmira, NY 14901

Subject : Request to review proposed use variance to establish and operate a farm stand to sell vegetables and baked goods in front yard of their residence in the Residence A (RA) Zoning District. Property is located at 1255 College Ave. within 500' of Clemens Center Parkway.

D. Referred by: City of Elmira

Petitioner : Lauren Dowd and Michael Zaimont
421 W. Church St
Elmira, NY 14901

Subject : Request to review proposed use variance to establish and operate a quilting shop and occasional bed-and-breakfast in a Residence A (RA) Zoning District. Property is located at 742 W. First St. within 500' of W. Church St. (SR 352).

E. Referred by: Village of Horseheads

Petitioner : Horseheads Real Property LLC – Angela Hawken, VP
120 Wygant Road
Horseheads, NY 14845

Subject : Request to review proposed subdivision plan to create a 12.584-acre parcel from existing 188.721-acre parcel at Southern Tier Logistics Business Park. Property is located at the Southern Tier Logistics Park at 120 Wygant Rd. within 500' of the Town of Horseheads boundary line.

F. Referred by: Village of Horseheads

Petitioner : GCP Boom LLC
244 W 39th Street
New York, NY 10018

Subject : Request to review proposed subdivision to separate existing Dunkin Donuts from existing Grand Central Plaza parcel in the Highway Commercial Zoning District. Property is located at 1020 Center St. within 500' of I-86.

G. Referred by: Town of Southport

Petitioner : Arbor Housing and Development
26 Bridge Street
Corning, NY 14830

Subject : Request to review proposed site plan amendment for the proposed Southport Corners multi-family housing project in the Commercial Residential (CR) Zoning District. Property is located at 1205 Plymouth Ave. within 500' of Cedar St. (SR 427).

H. Referred by : Town of Southport

Petitioner : Carolyn A. Renko, Town Clerk
1139 Pennsylvania Ave
Elmira, NY 14904

Subject : Request to review proposed six-month extension on Commercial Solar Energy Systems and Commercial Energy Storage Systems moratorium within the Town of Southport.

I. Referred by : Town of Ashland

Petitioner : Renovus Solar
1520 Trumansburg Rd
Ithaca, NY 14850

Subject : Request for review of special use permit to establish and operate a two-acre AC community solar farm for location adjacent to existing two-acre solar farm in a Residential Transition Zoning District. Property at 3374 Lower Maple Ave. within 500' of SR 427.

5. Visitor Comments – Any matters.