



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, NY

Referring Official: Tina McGrane

Title: Deputy Town Clerk

Address: 150 Wygant Road, Horseheads, NY 14845

Phone Number: 607-739-8783

E-mail: tmcgrane@townofhorseheads.org

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

Petitioner(s): Jody & Gary Wood Phone: (607) 259-9851

Petitioner's Mailing Address: 384 Jackson Creek Rd., Breesport, NY 14816 E-mail: _____

Property Address: 252 Jackson Creek Road, Breesport, NY 14816

Tax Map Parcel Number(s): 51.00-3-4.2

Current Zoning District: Residential 'A'

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):

minor subdivision - split two parcels into one

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: Erico, NY
- (b) Boundary of any existing or proposed (County) or (State Park) or any (Other Recreation Area): CR #16
- (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 areavariations: _____

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	04-01-2026	03-04-2026
City Council		

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

"Full Statement" Checklist

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

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

For All Actions:

- _____ Chemung County Planning Board – Municipal Referral Form
- _____ All application materials required by local law/ordinance to be considered a "complete application" at the local level (PDF preferred).
- _____ Part 1 Environmental Assessment Form (EAF) or Environmental Impact Statement (EIS) for State Environmental Quality Review (SEQR). If Type II Action, provide a statement to that effect.
- _____ Agricultural Data Statement, for site plan review, special/conditional use permit, 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.

MINUTES
TOWN OF HORSEHEADS
PLANNING BOARDING
March 4th, 2026

A regular meeting of the Planning Board of the Town of Horseheads, County of Chemung, and the State of New York was held on the 4th day of March, 2026 at 6:00PM.

MEMBERS PRESENT: Tom Skebey, Joe Atkinson, Amy Crandall, Angela Hawken, Matt Mustico, Ken Nicasro (via Zoom)

MEMBERS ABSENT: Allen Curren

OTHERS PRESENT: Tina McGrane, Secretary, John Mustico, Town Attorney, Amanda Hillman, Deputy Town Clerk, Greg Larnard, Code Director, Gary Wood

CALL TO ORDER: Co-Chairman, Joe Atkinson, called the meeting to order at 6:02pm.

MINUTES: A motion to accept the minutes of the February 4th, 2026, meeting, was made by Board Member Matt Mustico and seconded by Board Member Amy Crandall

OLD BUSINESS:

- A. #922A – Referral from Town Board – Discussion for Planning Board in regard to Solar Amendment ‘language’ – ‘*Chapter 161 Solar Energy Systems & Equipment*’

There was no action by the Board. This item will carry until the April meeting.

NEW BUSINESS:

- B. #949 – 384 Jackson Creek Road, Breesport, NY – Jody & Gary Wood, for the property at 252 Jackson Creek Road, Breesport, NY – Minor Subdivision – Residential ‘A’ – Split existing lot into two lots – Tax Map #51.00-3-4.2

Mr. Wood attended the meeting and a discussion was held. Mr. Wood explained to the Board he wanted to make one parcel into two and sell it to his son.

This project will be referred to the Town of Erin and the Chemung County Planning Board.

A Public Hearing will be held for the minor subdivision on Wednesday, April 1st, 2026.

RESOLUTION #2 OF 2026

RESOLUTION TO CALL FOR A PUBLIC HEARING FOR MR. & MRS. GARY WOOD, FOR A MINOR SUBDIVISION, AT THE PROPERTY LOCATED AT 252 JACKSON CREEK ROAD, BRESPOST, NY – TAX MAP #51.00-3-4.2

Motion by: Board Member Angela Hawken Seconded by: Board Member Matt Mustico

WHEREAS, by way of a Subdivision Application, dated February 19th, 2026, along with a SEQR and survey maps, dated the same, marked and received as “A” and “B”, and

WHEREAS, the current zoning is Residence ‘A’ and

WHEREAS, a discussion was held and Mr. Mickle explained he wanted to take the current parcel and divide it into two parcels, and

WHEREAS, the Town Planning Board, having duly considered the same,

NOW, THEREFORE, BE IT RESOLVED, the Town Planning Board of the Town of Horseheads, makes a Positive Recommendation to call for a Public Hearing, for the request of Jody & Gary Wood, for a minor subdivision, at the property located at 252 Jackson Creek Road, Breesport, NY

AYES: (5) Atkinson, Crandall, Hawken, Mustico, Skebey

NAYES (0)

As there was no further business to come before the Board, a motion to adjourn was made by Board Member Angela Hawken and Seconded by Joe Atkinson, at 6:13PM. All were in favor.

Respectfully submitted,

Tina M. McGrane, Secretary – Town of Horseheads Planning Board

#949



Town of Horseheads Application for Planning Board Review

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FEB 19 2026

TOWN CLERK'S OFFICE

Project location: 252 Jackson Creek Road

Tax Map ID#: 073489 51.00-3-4.2

Application for: Site Plan Review Subdivision Special Permit Other

Applicant: Judy + Gary Wood

Address: 384 Jackson Creek Road

Breesport State: NY Zip: 14816

Phone: _____ Fax: _____ Cell: 607-259-9851

Email Address: _____ Send Agenda by Email: yes

Owner: (if different) _____

Address: _____

_____ State: _____ Zip: _____

Phone: _____ Fax: _____ Cell: _____

Email Address: _____ Send Agenda by Email: Yes

^{Surveys} Plans Prepared by: _____

Address: _____

_____ State: _____ Zip: _____

Phone: _____ Fax: _____ Cell: _____

Email Address: _____ Send Agenda by Email: yes

Project Description: Mipob
Sub division

General Location: 252 Jackson creek road

Current Zoning: Residential A

Present Use of Property: single family home

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

Description of Stormwater Management: NA

Water: Public Private Sewage: Public Private

Total site area: 7.8 acres

Anticipated construction time: _____ Staged: Yes No

Estimated Cost of Project: NA

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

Applicant Signature: [Signature] Date: 2-4-26

Owner Signature: [Signature] Date: 2-4-26

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

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

Office Use:

Date received: 2/19/21 By: 6SL

Plan File #: _____ Assign plan file #

Referrals to: Chemung County

Village of _____

Town of Erin

Other _____

Fee: \$75.00 Paid: Yes

#949

Short Environmental Assessment Form
Part 1 - Project Information

RECEIVED

FEB 19 2026

TOWN CLERK'S OFFICE

Instructions for Completing

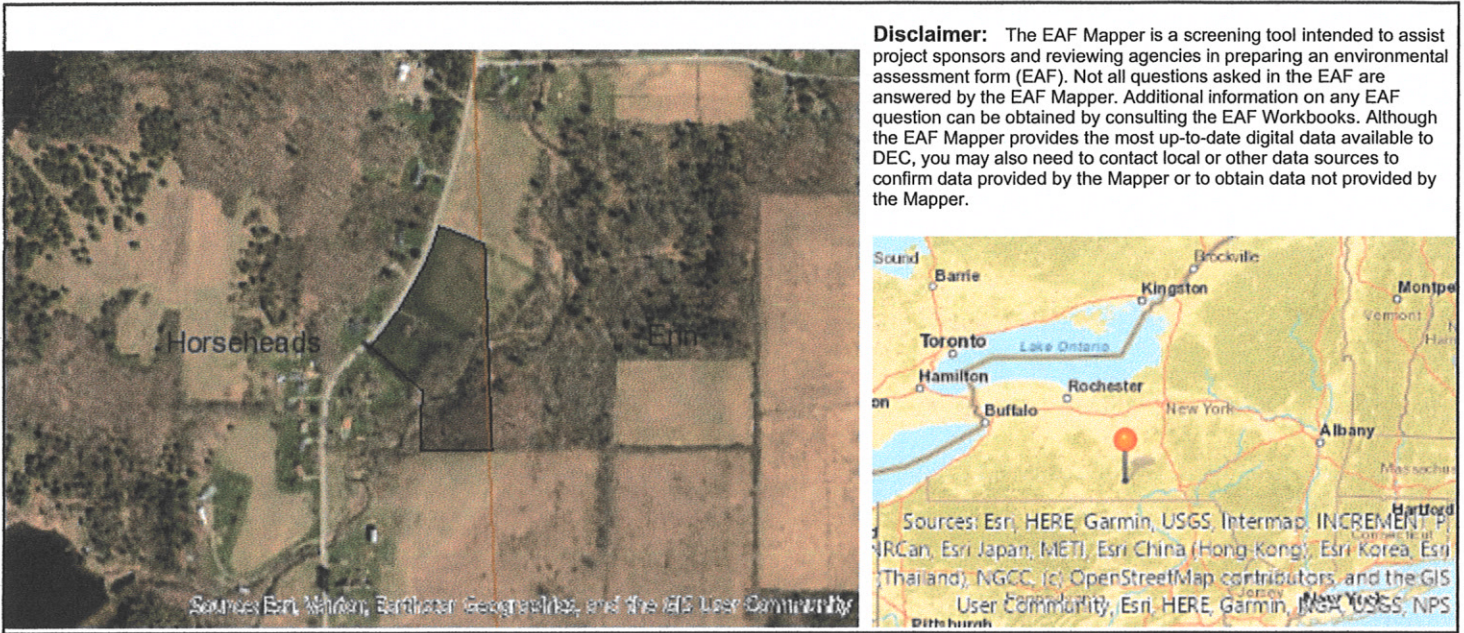
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: <i>sub division - minor</i>			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action: <i>Sub division - minor</i>			
Name of Applicant or Sponsor: <i>Gary + Jody Wood</i>		Telephone: <i>607 259-9851</i>	
		E-Mail:	
Address: <i>384 Jackson Creek Road</i>			
City/PO: <i>Breesport</i>		State: <i>NY</i>	Zip Code: <i>14816</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<i>5</i>	acres
b. Total acreage to be physically disturbed?		<i>0</i>	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>7.8</i>	<i>30.521</i> acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

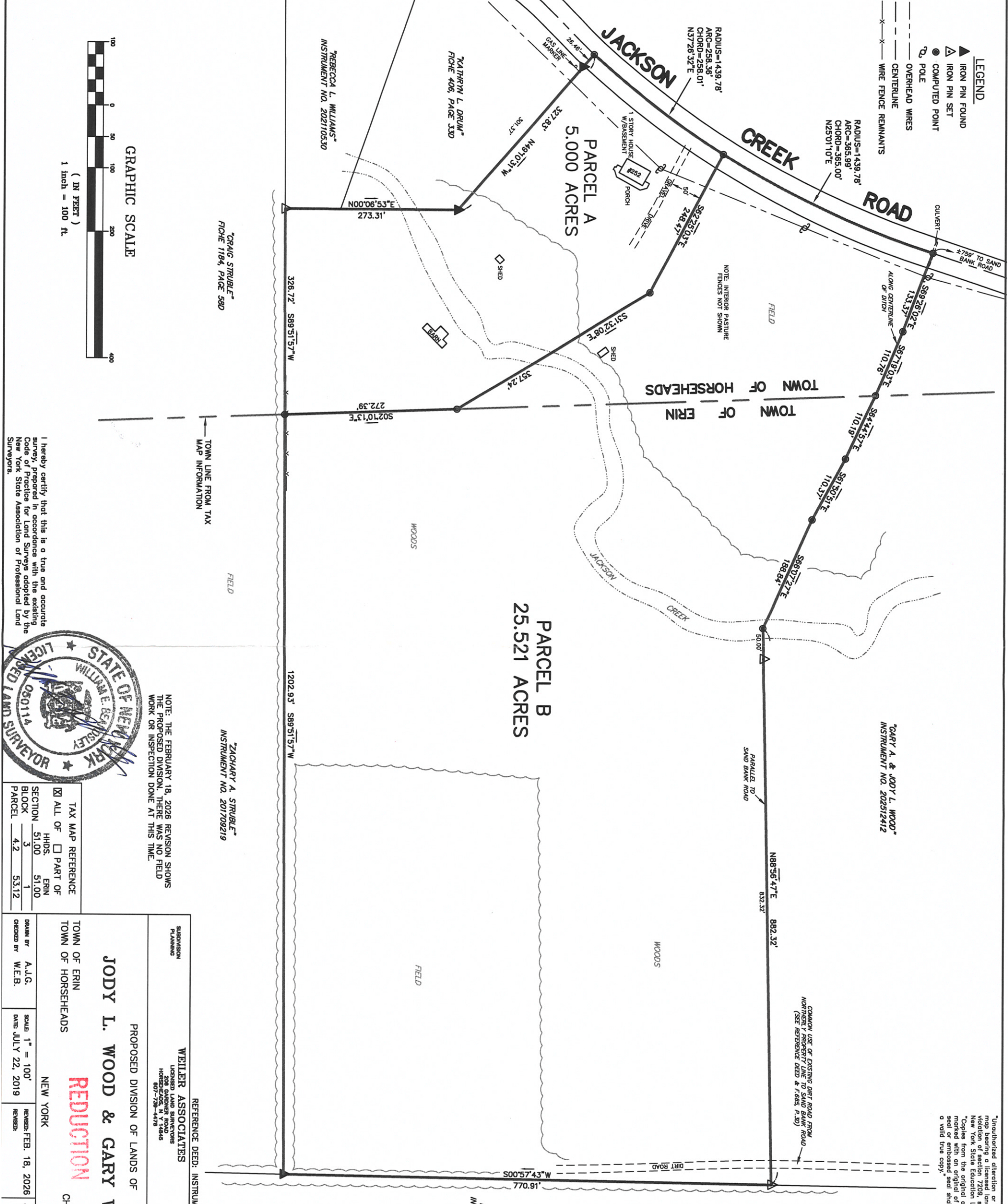
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<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 checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Gary + Jody Wood</u>		Date: <u>2-4-26</u>
Signature: <u>Gary Wood</u>		Title: _____



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

- LEGEND**
- ▲ IRON PIN FOUND
 - △ IRON PIN SET
 - COMPUTED POINT
 - POLE
 - OVERHEAD WIRES
 - CENTERLINE
 - WIRE FENCE REMNANTS



TAX MAP REFERENCE

ALL OF PART OF

HHDS.	ERIN
SECTION	51.00
BLOCK	3
PARCEL	4.2
	53.12

PROPOSED DIVISION OF LANDS OF

JODY L. WOOD & GARY WOOD

REDUCTION

TOWN OF ERIN
TOWN OF HORSEHEADS

CHEMUNG COUNTY
NEW YORK

WEILER ASSOCIATES
LUDWIG LAND SURVEYORS
208 GARDNER ROAD
HORSEHEADS, N.Y. 14848
807-758-4478

REFERENCE DEED: INSTRUMENT NO. 201917355

SUBMISSION PLAN NO.

DRAWN BY: A.J.G.
CHECKED BY: W.E.B.

SCALE: 1" = 100'
DATE: JULY 22, 2019

REVISION: FEB. 18, 2026

JOB NO. 16273.01

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FEB 19 2026

TOWN CLERK'S OFFICE

#949

11 A

THE PRICE ENTERPRISES, LLC
INST. NO. 202309971

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of the New York State Education Law, Section 2, of the New York State Education Law. Copies from the original of this survey map not marked with an original of the land surveyor's hand seal or embossed seal shall not be considered to be a valid true copy.

x



Legend

Parcels



Address Points



Address_Mail

Flood Zones

- A 100 yr no elevations
- AE 100 yr with elevations
- AH 100 yr Shallow
- AO 100 yr shallow
- X500 yr not regulated

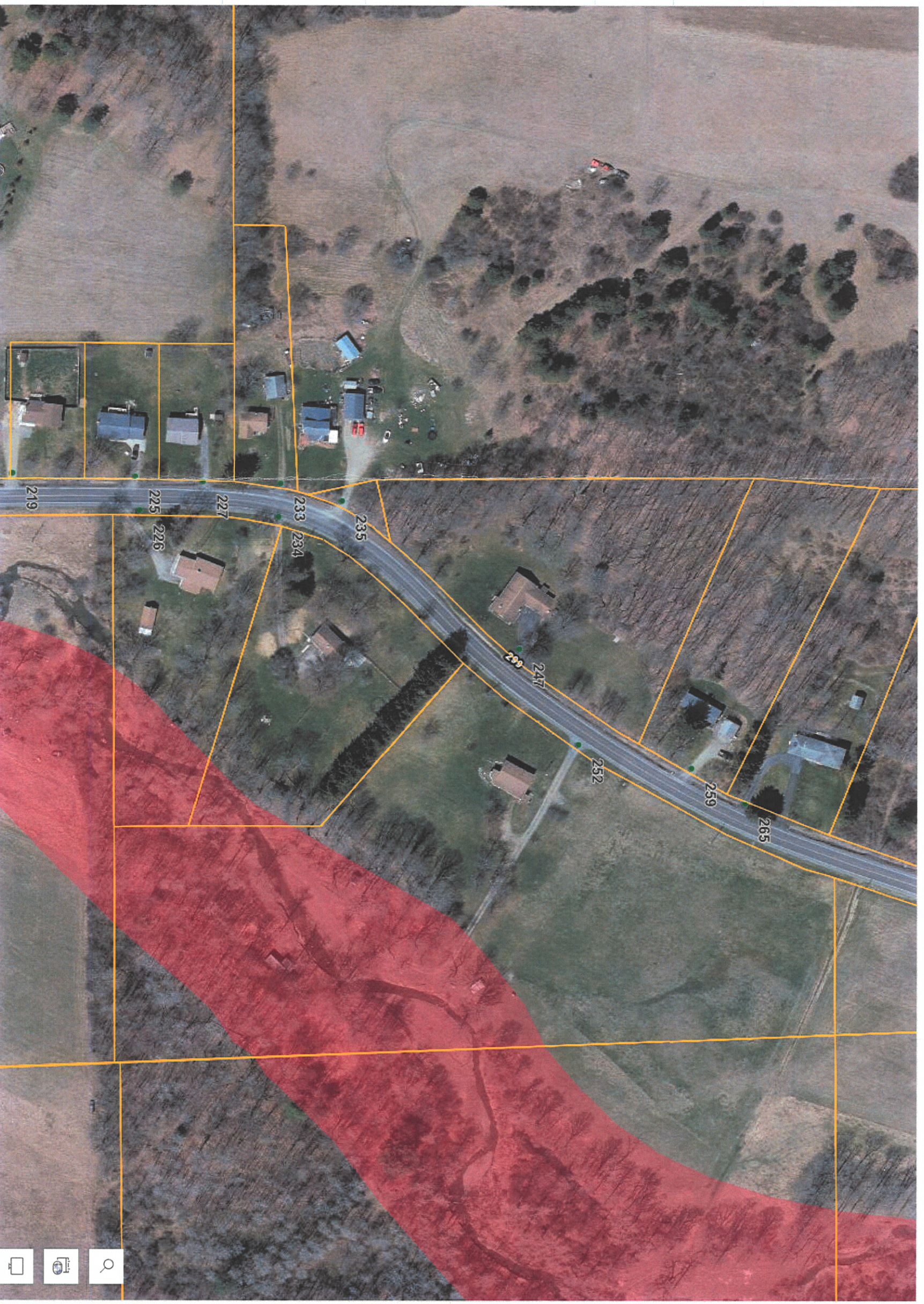
World Transportation

World_Transportation

2018

2018

- Red: Band_1
- Green: Band_2
- Blue: Band_3



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#949
"B"

