



TOWN OF SOUTHPORT

1139 Pennsylvania Avenue • Elmira New York 14904

PLANNING BOARD Regular Meeting

Monday, February 6, 2017
Meeting Minutes

Minutes of a regular meeting of the Town of Southport Planning Board held at the Town Hall, 1139 Pennsylvania Avenue, Elmira, New York on Monday, February 6, 2017 at 7:00 p.m.

Board Members Present: Larry Berman
Jacquelyn French
John Hastings, Alternate Board Member
Linda Olthof
Chris Parsons
Tim Steed, Vice Chairman

Board Members Absent: Linda Taft
Michael Stephens, Chairman

Others Present: Leslie Mauro, Town Attorney
Peter Rocchi, Code Enforcement Officer
Michelle Murray, Secretary
David Sheen, Town Supervisor
Kathy Szerszen, Deputy Supervisor
Joe Roman, Town Councilperson

Vice Chairman Steed called the meeting to order at 7:00 p.m. He asked if the Board Members had any comments, questions, concerns or corrections about the December 5, 2016 minutes. Hearing no comments, the Board accepted the minutes as presented.

David Sheen, Town Supervisor introduced Attorney Leslie Mauro. She will be the attorney for the Planning Board and Board of Appeals.

Next on the agenda was appointment of Chairman, Vice Chairman and Secretary to the Planning Board. Vice Chairman Steed nominated Michael Stephens for Chairman of the Board; Board Member French seconded the motion. All were in favor.

Board Member French nominated Timothy Steed for Vice Chairman of the Board; Board Member Parsons seconded the motion. All were in favor. Mr. Steed accepted the nomination.

Vice Chairman Steed nominated Michelle Murray for Secretary to the Board; Board Member French seconded the motion. All were in favor.

AYES: **Berman, French, Hastings, Olthof, Parsons, Steed**
NOES: **None**
ABSENT: **Stephens, Taft**

Vice Chairman Steed explained that Board Member Linda Taft submitted a letter resigning from the Planning Board. The Board recognized their gratitude to Linda for her serving nine years on the Planning Board and dually appreciated it.

Vice Chairman Steed made a recommendation that the Town Board fill the vacancy with the Planning Board's Alternate Board Member John Hastings. Board Member French seconded the recommendation. No discussion on the motion. All were in favor.

Vice Chairman Steed made a recommendation that the Town Board solicit applicants for the Alternate Board Member position. Board Member Olthof seconded the recommendation. All were in favor.

Next on the agenda was review of the Site Plan Application of Stan Stroman to operate a fitness studio located at 964 Pennsylvania Avenue, Elmira, NY tax map #109.06-3-19, zoned Commercial Regional. Mr. Stroman was not present. The Board discussed that the application which was to operate a fitness center. Hours of operation would be Monday through Saturday from 5:00 a.m. to 10:00 p.m. The Board discussed parking and signage.

There were no further comments from the Board. Vice Chairman Steed set a public hearing for Monday, March 6, 2017 at 7:00 p.m. or as soon thereafter as it can be heard.

Next on the agenda was review of the Site Plan Application of Matt Stuart to operate a paving business located at 123 Bob Masia Drive, Elmira, NY zoned Industrial. Mr. Stuart explained he would use the location for storage of equipment. He may continue to use his current location on Cedar Street. He plans to build a 30 foot by 30 foot building. The Board discussed setbacks of the building and would like the following for the next meeting:

1. Dimensions of the building and show setback from the property lines
2. Show where parking of equipment will be on the site
3. Show where salt storage will be on the site
4. Show types of lighting to be used, pole location and height

5. Show where the stormwater will drain

There were no further comments from the Board. Vice Chairman Steed set a public hearing for Monday, March 6, 2017 at 7:00 p.m. or as soon thereafter as it can be heard.

Next was review of the Site Plan Application of Nixon Peabody o/b/o South View Hunting Club to construct and operate a wireless tower located at 159 Bartholomew Road, Pine City, NY tax map #117.00-1-30.1 zoned Agricultural Residential.

Robert Burgdorf from Nixon Peabody spoke on behalf of South View Hunting Club and Verizon Wireless. He presented the application and explained that it is a 160 foot high tower for cell coverage in the Pine City area. There would be a small equipment shelter at the base of the tower with a chain link fence around it. The tower would not be lit. The Agriculture Data Statement has been sent by Nixon Peabody. An area variance must be obtained for the height of the tower.

Attorney Mauro explained that Federal Law has been passed that limits a municipality's ability to challenge the application by visual impact versus benefit.

The Board discussed a few conditions that would be placed on the application:

1. The lights on the equipment shelter must be night sky compliant.
2. Area Variance is obtained as part of Planning Board's approval.

The application was submitted to the Chemung County Planning Board. The Agricultural Data Statement was mailed by the applicant. The 200 foot notification to surrounding properties is not required anymore.

There were no further comments from the Board. Vice Chairman Steed set a public hearing for Monday, March 6, 2017 at 7:00 p.m. or as soon thereafter as it can be heard.

Charles Collins of Kinner Hill Road, Pine City wanted to know if the tower was high enough to require lights for low flying airplanes. Mr. Burgdorf explained that it did not require lights because it was under 200 feet and in full regulation of FAA.

Vice Chairman tabled the Complete Streets policy discussion for the next meeting. He discussed the Regional Leadership conference that is being held at CCC in April.

No other business to come before the Board. Board Member Olthof made a motion to adjourn the meeting; Board Member French seconded the motion. All in favor. The meeting was adjourned at 7:56 p.m.

Respectfully submitted,

Michelle Murray
Planning Board Secretary

Original on file with Town Clerk

cc: Planning Board
Town Board
Town Clerk
Town Attorney