



TOWN OF SOUTHPORT

1139 Pennsylvania Avenue • Elmira New York 14904

PLANNING BOARD Regular Meeting

**Monday, June 5, 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, June 5, 2017 at 7:00 p.m.

Board Members Present: Larry Berman
Jacquelyn French
John Hastings
Chris Parsons
Michael Stephens, Chairman

Board Members Absent: Tim Steed, Vice Chairman

Others Present: Peter Rocchi, Code Enforcement Officer
Michelle Murray, Secretary
Kathy Szerszen, Deputy Town Supervisor

Chairman Stephens 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 May 1, 2017 minutes. Hearing no comments, the Board accepted the minutes as presented. He then asked if the Board Members had any comments, questions, concerns or corrections about the May 22, 2017 minutes from the special meeting. Hearing no comments, the Board accepted the minutes as presented.

Public Hearing – Site Plan Amendment of Todd Curren to construct a 70 foot by 100 foot building and a 50 foot by 100 foot pavilion at Curren RV Sales located at 1365 Pennsylvania Avenue, Pine City, New York. Tax map #108.04-1-13.2 Zoned Agricultural Residential (AR).

Mr. Curren explained that he was going to construct a 70 foot by 100 foot building on the west side of the existing building to be used for service. There would be office space and a waiting room. The service bay doors would face Pennsylvania Avenue. The 50 foot by 100 foot pavilion will be located on the other side of the building and would be used to display the 4-wheelers and lawn mowers.

Chairman Stephens noted that the publication was in order then opened the public hearing for comment.

Sue VanDusen of 1370 Pennsylvania Avenue, Pine City asked if there would be more traffic and noise due to the proposed additions to Curren's RV. She asked if the additions would decrease her property value and how close the new building would be to the Westervelt property line.

No one else wished to be heard. Chairman Stephens closed the public portion of the meeting at 7:06 p.m. and turned it over to the Planning Board.

Chairman Stephens explained to Mrs. VanDusen that the Town Assessor would have a better answer regarding their property value. Board Member French explained that an assessment is based on comparable homes.

Mr. Curren explained that they were adding another driveway entrance into Curren RV's and that would alleviate any traffic coming in and out of the business. As far as the noise, he explained that by having the pavilion he would not have to start the 4-wheelers and mowers to move them out as he does now. He tries to be a good neighbor. He is applying for an Area Variance with the Board of Appeals to request the setback to be set at 15 feet from the property line.

There were no further comments from the Board. Board Member Berman made a motion to approve the site plan amendment with conditions; Board Member Parsons seconded the motion. SEQR was declared an Unlisted Action negative declaration.

Resolution No. 008-2017 PB

SITE PLAN AMENDMENT GRANTED TO TODD CURREN TO CONSTRUCT A 70 FOOT BY 100 FOOT BUILDING AND A 50 FOOT BY 100 FOOT PAVILION AT CURREN RV SALES LOCATED AT 1365 PENNSYLVANIA AVENUE, TOWN OF SOUTHPORT, COUNTY OF CHEMUNG, STATE OF NEW YORK, TAX MAP #108.04-1-13.2 ZONED AGRICULTURAL RESIDENTIAL (AR)

Resolution by: Berman
Seconded by: Parsons

WHEREAS, on or about April 19, 2017, Todd Curren submitted an application to the Code Enforcement Officer for approval from the Town of Southport Planning Board for a Site Plan Amendment to construct a 70 foot by 100 foot building and a 50 food by 100 foot pavilion at Curren RV Sales located at 1365 Pennsylvania Avenue, Pine City (Town of Southport), tax map #108.04-1-13.2 zoned Agricultural Residential. (AR); and

WHEREAS, the Planning Board held a duly noticed meeting on May 1, 2017, at which the Applicant presented information about the project; and

WHEREAS, the application was referred to the Chemung County Planning Board on April 11, 2017 pursuant to New York State General Municipal Law §239-m, and the County Planning Board raised no objection to the Project; and

WHEREAS, the Planning Board conducted a public hearing on June 5, 2017 at 7:00 p.m., or as soon thereafter, and after due posting and publication of the same was made, was in compliance with the Town of Southport Municipal Code; and

WHEREAS, at that public hearing, any and all individuals wishing to be heard were then and there given the opportunity to do so; and

WHEREAS, it was determined that this was an Unlisted Action and will not have a potentially significant effect on the environment; and after due deliberation, investigation and consideration it is

RESOLVED, that the Planning Board hereby grants approval for the Site Plan Amendment of Todd Curren to construct a 70 foot by 100 foot building and a 50 foot by 100 foot pavilion at Curren RV Sales with the following condition:

1. The 70 foot by 100 foot building setback is 20 feet from the property line unless approval is granted from the Board of Appeals stating that the setback can be 15 feet from the property line.

AYES: Berman, French, Hastings, Parsons, Stephens

NOES: None

ABSENT: Steed

MOTION CARRIED.

Next on the agenda was review of site plan amendment of FarrBrown LLC to expand the kitchen to 14x16, to convert the game room into a dining area, add a covered patio 10x35 on north side of building and to install a solid fence in back yard located at Mac's Tavern 1066 S. Main Street, Elmira, New York. Tax map #99.20-2-28 zoned Commercial Neighborhood (CN).

Richard Brown was present for the application and asked why they had to appear before the Planning Board. He claims it is the same operation as it was in 1950, a tavern. They are licensing the facility differently with New York State. Chairman Stephens asked what they were expanding the kitchen for. Mr. Brown explained it was to offer different menu items and to add a stove and fan. There is no fryer. The liquor license is just for bar, not a restaurant. Chairman

Stephens explained that they are changing the existing use of the building by adding food preparation to the site plan.

There will be no changes to the signage, lighting or parking. Approval from the Health Department would be a condition added to the site plan approval. A building permit would be required for the work. They would like to install a split rail fence.

Chairman Stephens asked the members of the community that were in attendance if they had any comments. There were no comments.

There were no further comments from the Board. Chairman Stephens set a public hearing for Monday, July 3, 2017 at 7:00 p.m. or as soon thereafter as it can be heard.

Next the Board discussed the vacancies for the Planning Board. Board Member French and Parsons along with Chairman Stephens interviewed the candidates on May 22, 2017. Dan Collins has a background in engineering and construction and they felt that was an added benefit as a member of the board. Trish Peterson is an excellent candidate as an alternate and they are very fortunate that they expressed interest in serving on the Planning Board.

Board Member French made a recommendation that the Town Board appoint Dan Collins as the Planning Board Member taking the vacancy on the Planning Board. The appointment fills the vacant term of Linda Olthof that expired April 2017 and that they appoint Trish Peterson as the Alternate Planning Board Member who shall serve a term of three years from the date of appointment. Chairman Stephens seconded the recommendation.

AYES: Berman, French, Hastings, Parsons, Stephens
NOES: None
ABSENT: Steed
MOTION CARRIED.

Charles Collins, Kinner Hill, Pine City asked the Board to consider going through the code book and eliminate the permit fees because that would eliminate the code book. He stated that he has a problem paying the government to improve his property and the government telling him he needs it inspected.

Chairman Stephens asked that review of the code book and permit fees be added to the July agenda.

No other business to come before the Board. Board Member French made a motion to adjourn the meeting; Board Member Hastings seconded the motion. All were in favor. The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Michelle Murray
Planning Board Secretary

Original on file with Town Clerk

cc: Planning Board
Town Board
Town Clerk
Town Attorney