



TOWN OF SOUTHPORT

1139 Pennsylvania Avenue • Elmira New York 14904

PLANNING BOARD Regular Meeting

Monday, July 2, 2018
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, July 2, 2018 at 7:00 p.m.

Board Members Present: Larry Berman
Jacquelyn French
John Hastings
Chris Parsons, Vice Chairman
Trish Peterson
Tim Steed, Chairman
Chad West, Alternate

Board Member Absent: Dan Collins

Others Present: Peter Rocchi, Code Enforcement Officer
Michelle Murray, Secretary

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 June 4, 2018 minutes. Hearing no comments, the Board accepted the minutes as presented.

Next was review of the site plan of the Spaniel Association of Western New York to host the National Cocker Championship to be located on Lewis Road, Pine City, New York tax map #129.00-1-1.5 and #129.00-1-1.6 zoned Agricultural Residential (AR). J. Murray Tate presented the application to the Board.

Mr. Tate explained the field trial hunting event was to take place in October with approximately 90 people in attendance. This would be a one-time event. Most of the parking would be on the property however, some vehicles would be parked on Lewis Road. He would ask them to park on one side of the road only.

The Code Officer would check with the Highway Superintendent regarding the parking. The Board was concerned with Emergency Service

vehicle access to the area and discussed that a site plan requires parking to be on the site.

There were no further comments from the Board. Chairman Steed set a public hearing for Monday, August 6, 2018 at 7:00 p.m. or as soon thereafter as it can be heard.

Next was review of the site plan amendment of Todd Curren of Curren RV for expanded storage and display of campers, recreation vehicles and utility trailers in association with operation of retail business located at 1365 Pennsylvania Avenue, Pine City, New York tax map #108.04-1-13.2 zoned Agricultural Residential.

Mr. Curren explained he was storing the units on the three acres of his land that was located across the creek. He plans to install 400 feet of six-foot high fence for buffering. Gravel has been installed to drive on. A bridge would not be installed at this time. He plans to clean out the creek. He may install a barricade and a gate on the second driveway entrance. Approval from the County would be required for the driveway entrance.

The Board discussed the storage of vehicles, campers and trailers in the right-of-way on Pennsylvania Avenue. The property has an area variance that allows vehicles to be stored 15-foot from the property boundary. The Board talked about the maintenance of the fence.

There were no further comments from the Board. Chairman Steed set a public hearing for Monday, August 6, 2018 at 7:00 p.m. or as soon thereafter as it can be heard.

Next was review of the Special Use Permit of David and Amy Cleary to convert second floor of garage into an apartment located at 59 Crestview Drive West, Pine City, New York tax map #108.00-1-34.2 zoned Residential 1.

Mr. Cleary explained that he would like to make an apartment in the upstairs portion of the existing garage for family only. The Board of Health approved the septic system. There is sufficient parking.

The Board asked about the means of egress and the windows.

There were no further comments from the Board. Chairman Steed set a public hearing for Monday, August 6, 2018 at 7:00 p.m. or as soon thereafter as it can be heard.

Next was review of the site plan application of Mark Curren on behalf of Randy Peterson to construct a 72 foot by 48 foot accessory structure located at

1261 Pennsylvania Avenue, Pine City, New York tax map #109.03-1-8.2 zoned Residential 2.

Mr. Curren explained that the building would be used for personal storage. They would use the existing driveway but extend it back to the new building. The building materials would be steel with neutral colors. No lights would be installed at this time but the owner is researching solar panels.

The Board discussed the setbacks and the run-off drainage from the building. The Code Officer explained it was before the Board because of the size of the accessory building per Town Code 525-87 (B)(4).

There were no further comments from the Board. Chairman Steed set a public hearing for Monday, August 6, 2018 at 7:00 p.m. or as soon thereafter as it can be heard.

Next was review of the site plan application of Brandon Ameigh to operate an auto detailing business located at 1121 B South Main Street, Elmira, New York tax map #109.08-5-1 zoned Commercial Neighborhood.

Mr. Ameigh explained his plan was to detail and wash cars with his brother. They would use biodegradable eco-friendly products. They would use the existing lighting on the building and install new signs. There would be approximately three vehicles on site and no outside storage of vehicles overnight.

The Board talked about the run-off ditch with a storm drain on the side of the building and the contamination if they use the degreaser service that cleans the engine. The Code Officer talked about installing a grease trap for the drainage and oils.

There were no further comments from the Board. Chairman Steed set a public hearing for Monday, August 6, 2018 at 7:00 p.m. or as soon thereafter as it can be heard.

Next was review of the site plan of Bohler Engineering on behalf of Franklin Land Associates, LLC for a retail store project located at 1825 Pennsylvania Avenue, Pine City, New York tax map #127.00-1-15.211 and #127.00-1-15.22 zoned Commercial Neighborhood (CN). The applicant asked to table the application. The Board would add it to the August 6, 2018 agenda.

The Board discussed the density training that was being offered by Southern Tier Central. The training is free of charge.

Next the Board discussed the changes proposed to the Ag Uses Chapter 525-33, 525-5 and the Use Regulation Table. The NYS Ag & Market did not regulate the Ag District, they review local ordinances and the practices. The Planning Board recommends that the Town Board continue with the proposed changes from the recommendation that was made in June to amend Chapter 525 Zoning, §525-33, §525-5, and Use Regulation Table but eliminate 525-33 (A)(8) from that recommendation.

8. These regulations do not apply to properties that are within the legally defined NYS Ag District.

AYES: Berman, French, Hastings, Parsons, Peterson, Steed, West
ABSENT: Collins
NOES: None

No other business to come before the Board. Board Member French made a motion to adjourn the meeting; Board Member Peterson seconded the motion. All were in favor. The meeting was adjourned at 8:02 p.m.

Respectfully submitted,

Michelle Murray
Planning Board Secretary

Original on file with Town Clerk

cc: Planning Board
 Town Board
 Town Clerk
 Town Attorney