



TOWN OF SOUTHPORT

1139 Pennsylvania Avenue • Elmira New York 14904

PLANNING BOARD Regular Meeting

Monday, March 1, 2021
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, March 1, 2021 at 7:00 p.m.

Board Members Present: Troy Dygert
Jacquelyn French
John Hastings
Jennifer McGonigal, Vice Chairwoman
Chris Parsons, Chairman
Trish Peterson

Board Members Joined Remotely: Larry Berman

Board Member Absent: None

Others Present: Peter Rocchi, Code Enforcement Officer
Michelle Murray, Secretary
Dan Hurley, Town Council

Others Joined Remotely: Leslie Connolly, Town Attorney
Kathleen Szerszen, Town Supervisor

Chairman Parsons called the meeting to order on or about 7:00 p.m. He asked if the Board Members had any comments, questions, concerns or corrections about the February 1, 2021 meeting minutes. Hearing no comments, the Board accepted the minutes as presented.

Next Chairman Parsons welcomed Troy Dygert as the new Planning Board Member. He took the unexpired term of Dan Collins whose term would expire April 1, 2024.

Next on the agenda was re-appointment of Board Member Chris Parsons whose term expires April 1, 2021. Board Member French made a motion to recommend to the Town Board to re-appoint Chris Parsons to the Planning Board for another term to expire April 1, 2028: Vice Chairwoman McGonigal seconded the motion. No discussion on the motion. All in favor.

AYES: Berman, Dygert, French, Hastings, McGonigal, Parsons, Peterson
ABSENT: None
NOES: None
MOTION CARRIED.

Public Hearing - Site Plan of Brenda Ribble to operate a can and bottle redemption center located at
1600 Cedar Street, Elmira, New York
Tax map #109.12-1-11
Zoned Commercial Regional

The applicant withdrew her Site Plan Application.

Public Hearing - Site Plan Amendment of James Caywood to construct a 24-foot by 24-foot addition to existing building located at
1126 Broadway, Elmira, New York
Tax map #109.06-1-82.2
Zoned Commercial Regional

It was noted that the publication was in order, then the public hearing was opened for comment. No one wished to be heard, the public portion of the meeting was closed at 7:07 p.m. and was turned back over to the Planning Board.

Mr. Caywood gave a brief explanation of his project. The addition would look residential and have a breezeway that will connect to the existing building. He will use the same type of lighting as he has on his other buildings.

The Board discussed lighting, parking and the breezeway.

Hearing no other comments from the Board, Board Member French made a motion to accept the site plan amendment as presented with conditions; Vice Chairwoman McGonigal seconded the motion. The SEQR was an Unlisted Action with a Negative Declaration. Discussion on the motion, the Board talked about adding the breezeway as a condition. It was depicted in the application, therefore not necessary.

Resolution No. 003-2021 PB

**SITE PLAN AMENDMENT APPROVAL GRANTED TO JAMES CAYWOOD TO
CONSTRUCT A 24 FOOT BY 24 FOOT ADDITION TO EXISTING BUILDING
LOCATED AT 1126 BROADWAY, TOWN OF SOUTHPORT, COUNTY OF
CHEMUNG, STATE OF NEW YORK, TAX MAP #109.06-1-82.2
ZONED COMMERCIAL REGIONAL**

Resolution by: French
Seconded by: McGonigal

WHEREAS, on or about January 19, 2021, James Caywood 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 24-foot by 24-foot addition to existing funeral home building located at 1126 Broadway, Town of Southport, tax map #109.06-1-82.2 zoned Commercial Regional; and

WHEREAS, the Town Planning Board held a duly noticed meeting on February 1, 2021 at which the Applicant presented information about the project; and

WHEREAS, the Town Planning Board conducted a public hearing on March 1, 2021 at 7:00 p.m., 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 Town Planning Board hereby grants approval for the Site Plan Amendment of James Caywood as presented to construct a 24-foot by 24-foot addition to existing building with conditions. Failure to make significant progress on the project within one (1) year from granting approval of this site plan will render the site plan null and void. Conditions shall be completed within one year unless otherwise stated.

1. The installation of new lighting shall match the existing lighting that is currently on the property and does not spill onto adjacent properties.

AYES: Berman, Dygert, French, Hastings, McGonigal, Parsons, Peterson
ABSENT: None
NOES: None
MOTION CARRIED.

Mr. Caywood commented that the Town of Southport, for the past 23 years, has been a wonderful place to operate a business. The Planning Board appreciated his comment.

Public Hearing – Site Plan Amendment of Charlie Todd to construct a 60-foot by 80-foot greenhouse to be used for growing space and to operate a farmers' market at Chamberlain Acres located at 824 Broadway, Elmira, New York
Tax map 99.18-5-18
Zoned Commercial Neighborhood

Attorney Connolly updated the Board and explained that Mr. Todd had obtained legal counsel. They are getting stamped drawings but were unable to get them in time for the meeting submission date. They are going to appear next month. Mr. Todd confirmed that he would like a pole barn with a few bathrooms and may come back at a later time and possibly pursue an Event Center. She will convey the setback requirements for an Event Center.

Mr. Blume spoke on behalf of Mr. Todd and explained that Mr. Todd would be content just having a pole barn style greenhouse for growing space and does not think it would have significant increase in traffic. It will have clear polycarbonate sides and there will not be any grow lights.

It was noted that the publication was in order, then the public hearing was opened for comment at 7:19 p.m. No one wished to be heard. The Chairman will keep the public hearing open until the next meeting and turned it back over to the Planning Board for discussion.

Attorney Connolly talked about leaving the Public Hearing open so that once the Board has all of the required pieces of information by the March 17, 2021 deadline, the Planning Board should have a complete application to possibly make a determination for site plan approval at the April 5, 2021 meeting.

The Board discussed the following that are still required for site plan approval:

1. Stamped engineered drawing
2. Revised SEQR
3. Remove from their website the advertisement of weddings and such events. - Attorney Connolly spoke to Mr. Todd's attorney and they are aware.

Next was review of the Site Plan of Timothy Stevens to assemble pallets located at 2142 S. Broadway, Pine City, New York tax map #109.00-1-4 zoned Industrial.

Mr. Stevens explained that he would like to build pallets inside of the building. Because the property is in a flood zone, he will not leave anything outside. There would be no delivery of supplies. He has his own trucks to deliver

the finished pallets. The current drive going into the property is on the adjacent property. He has a permit from NYSDOT to add some gravel. Mr. Rocchi explained that the property is in the floodplain and would be difficult to raise it up out of the floodplain.

The Board discussed the debris from pallets, that nothing is to be stored outside of the building, and hours of operation.

There were no further comments from the Board. Chairman Parsons set a public hearing for Monday, April 5, 2021 at 7:00 p.m. or as soon thereafter as it can be heard.

Next was review of the Site Plan Amendment of Christopher Pedrick to construct a 12-foot by 40-foot addition to existing building located at 167 Kinner Hill Road, Pine City, New York tax map# 127.00-1-6.4 zoned Agricultural Residential.

Mr. Pedrick had an amendment to his application. He would like to construct a 12-foot by 40-foot addition with an 8-foot by 60-foot overhang on the front of the building, a 20-foot by 40-foot addition to the back of the building, a 12-foot by 70-foot overhang off the side of the building, and a 30-foot by 40-foot pole barn.

The Board discussed the USDA NYS licensing. The one-year approval timeline on the Site Plan could be extended with a written request for an extension. Attorney Connolly explained that an extension would not be necessary if substantial work such as ground breaking, contract negotiations, or actively pursuing the Site Plan were in place. The addition to Mr. Pedrick's application is the right way of doing the project with regards to SEQR without segmentation.

There were no further comments from the Board. Chairman Parsons set a public hearing for Monday, April 5, 2021 at 7:00 p.m. or as soon thereafter as it can be heard.

Board Member Dygert appreciated the opportunity to serve on the Planning Board and looks forward to helping the Town and seeing all of the new projects and for allowing him to join the Board.

No other business to come before the Board. Board Member Peterson made a motion to adjourn the meeting; Board Member French seconded the motion. All were in favor. The meeting was adjourned at 7:42 p.m.

Respectfully submitted,

Michelle Murray
Planning Board Secretary

Original on file with Town Clerk

cc: Planning Board
Town Board
Town Clerk
Town Attorney