



TOWN OF SOUTHPORT

1139 Pennsylvania Avenue • Elmira New York 14904

PLANNING BOARD

Meeting Minutes

Tuesday, September 6, 2022

7:00 pm

Board Members Present: Larry Berman
Jackie French
John Hastings
Chris Parsons, Chairman
Trish Peterson
Tracy Warner, Alternate

Board Member Absent: Troy Dygert (remote)
Jennifer McGonigal, Vice Chairwoman

Others Present: Megan Dorritie, Town Attorney (remote)
Peter Rocchi, Code Enforcement Officer
Michelle Murray, Secretary

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 August 1, 2022 meeting minutes. Hearing no comments, the Board accepted the minutes as presented.

Next on the agenda was the continued review of the Site Plan of Brad and Katheryn Piecuch for a major subdivision located at Monks Road, Pine City, New York tax map# 128.00-1-43.1 zoned Agricultural Residential.

Marc Maser, presenting the application on behalf of Brad and Katheryn Piecuch, requested by email to table the discussion.

The Board and Town Attorney discussed the conditions that would be placed on the resolution.

1. The Project must comply with all requirements established in the Code of the Town of Southport, including but not limited to lot size and frontage requirements.

-This would include the 3-acre minimum lot size required for the Stormwater property and the new road requirements.

2. Resolution of the right-of-way concerns for the road on the adjoining property currently owned by the Manchesters.

-The Applicants must prove existence and ownership of the road through the Manchester property.

3. Establish sufficient deed restrictions for each lot to satisfy the Town that maintenance and responsibility for the stormwater management system will survive as long as the development exists.

-The Developer would be responsible for the stormwater management, but we could also require the other parcels with residences on them have a deed restriction where they would be responsible for any repairs, expenses, or maintenance for that stormwater parcel.

4. Enter into a Maintenance and Enforcement Agreement with the Town outlining the parties' rights, responsibilities, and obligations with respect to the ongoing care and maintenance of the stormwater management system.

-This is all part of the approval process and stormwater maintenance.

5. Establish a replenishing escrow account with the Town in the amount of \$10,000, to be replenished at the Town's request, to cover the Town's expenses for professional services related to review of the Project (including SEQRA review), pursuant to § 525-65 of the Code of the Town of Southport.

- Escrow account replenishing amount is used during the approval process.

6. Complete a survey of the condition of all town roads used during construction of the Project, including but not limited to taking core samples, to ensure that they are suitable for transport of heavy equipment and other uses during construction of the Project. Additionally, ensure that the condition of all roads used during construction of the Project will be returned to Town standards after construction of the Project is complete.

- There are no weight limit restrictions on roads leading to Monks Road.

The Board discussed the request of the Applicant's Engineer to table the discussion. The Attorney suggested tabling the review until the next month.

Hearing no other comments from the Board, Board Member Peterson made a motion to table the review of the Site Plan of Brand and Katheryn Piecuch until the next Planning Board meeting that is to be held on Monday, October 3, 2022; Board Member Warner seconded the motion.

AYES: Berman, French, Hastings, Parsons, Peterson, Warner

ABSENT: Dygert, McGonigal

NOES: None

MOTION CARRIED.

No other business to come before the Board. Board Member French made a motion to adjourn the meeting; Chairman Parsons 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