



# TOWN OF SOUTHPORT

1139 Pennsylvania Avenue • Elmira New York 14904

## PLANNING BOARD

### Meeting Minutes

Monday, June 5, 2023

7:00 pm

Board Members Present: Larry Berman, Vice Chairman  
Troy Dygert  
Jackie French  
John Hastings  
Jennifer McGonigal  
Chris Parsons  
Trish Peterson, Chairwoman  
Tracy Warner, Alternate

Board Member Absent: None

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

Chairwoman Peterson called the meeting to order on or about 7:00 p.m. She asked if the Board Members had any comments, questions, concerns, or corrections about the May 1, 2023 meeting minutes. Hearing no comments, Board Member French made a motion to accept the minutes of May 1, 2023 as presented; Vice Chairman Berman seconded the motion. All were in favor. The Board accepted the minutes as presented.

**Public Hearing -** Site Plan of Jesse Carnrike to operate a Trading Card Gaming retail store located at  
1600 Cedar Street, Elmira, New York  
Tax map 109.12-1-11  
Zoned Commercial Regional.

Mr. Carnrike explained that he will sell trading cards and video games. His store is comparable to Game Stop. His hours of operation will be Sunday through Saturday 10:00 a.m. to 10:00 p.m.

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 7:02 p.m. and was turned back over to the Planning Board.

The Board discussed the hours of operation would now be Sunday through Saturday from 10:00 a.m. to 10:00 p.m.

Hearing no other comments from the Board, Board Member French made a motion to accept the Site Plan with conditions; Board Member Parsons seconded the motion. The SEQR was an Unlisted Action with a Negative Declaration.

**Resolution No. 004-2023 PB**

**SITE PLAN GRANTED TO JESSE CARNRIKE TO OPERATE A TRADING CARD AND GAMING RETAIL STORE LOCATED AT 1600 CEDAR STREET, TOWN OF SOUTHPORT, COUNTY OF CHEMUNG, STATE OF NEW YORK, TAX MAP #109.12-1-11 ZONED COMMERCIAL REGIONAL**

**Resolution by:       French**  
**Seconded by:       Parsons**

**WHEREAS**, on or about April 18, 2023, Jesse Carnrike submitted an application to the Code Enforcement Officer for Site Plan approval from the Town of Southport Planning Board to operate a retail store located at 1600 Cedar Street, Town of Southport, tax map #109.12-1-11 zoned Commercial Regional; and

**WHEREAS**, the application was submitted to the Town Planning Board and defined as Retail, specialty low-profile per the Town Code Chapter 525-5 Definitions; and

**WHEREAS**, the Town Planning Board held a duly noticed meeting on May 1, 2023 at which the Applicant presented information about the project; and

**WHEREAS**, the Town Planning Board conducted a public hearing on June 5, 2023 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 to the Site Plan of Jesse Carnrike with conditions to operate a retail store located at 1600 Cedar Street. 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. Hours of operation will be Sunday through Saturday 10:00 a.m. to 10:00 p.m.

**AYES: Berman, Dygert, French, Hastings, McGonigal, Parsons, Peterson**

**ABSENT: None**

**NOES: None**

**MOTION CARRIED.**

Next was review of the Site Plan of Eunice Eno to operate a used clothing and goods retail store located at 1132 Broadway, Elmira, New York, tax map #109.10-1-2 zoned Commercial Regional.

Ms. Eno explained that she planned to sell used articles and hand-made crafts. Her hours of operation would be 10:00 a.m. to 8:00 p.m. Sunday through Saturday. She may add another employee in the future. She will have a sign installed per Town Code. There are at least seven parking spaces available. A handicap sign would be installed on the existing pole that would designate one handicap parking space.

There were no further comments from the Board. Chairwoman Peterson set a public hearing for Monday, July 10, 2023 at 7:00 p.m. or as soon thereafter as it can be heard.

Next on the agenda was review of the Special Use Permit of Mark Watts to operate an Events Center located at 564 Dry Run Road, Pine City, New York, tax map #107.00-1-5 zoned Agricultural.

Mr. Watts explained that he and his wife have lived at 564 Dry Run Road for 34 years. He owns and operates a dairy farm. The existing 50-foot by 80-foot barn is currently used for farm equipment November through April. He would like to rent the barn out for 15-20 events May through October, seven days a week. He is working with an engineer to calculate the assembly occupancy usage and will have that information for the next meeting. There are two large barn doors to exit the building. Portable bathrooms will be provided at the events. He has a driveway permit with Chemung County Public Works for the ingress and egress driveways which requires him to add a buffer along the road. The parking lot would consist of crushed stone that could park 60-70 vehicles. Overflow parking would be on the 90 acres. He will have a portable sign to use on the day of an event. In the future they may add a sign to the barn.

Town Attorney Dorritie asked about question #15 on the Short Environmental Assessment Form “Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?” The applicant replied Yes, Northern Long Eared Bat. Mr. Watts explained that he cannot cut any trees down.

The Town Attorney asked about the emergency services plan. Mr. Watts stated they would call 911. The ingress to the facility will be adequate for emergency vehicles.

The Town Attorney asked about exterior lighting on the Events Center Management Plan. Mr. Watts explained he would install three main lights and have lights on posts in the parking area that will not shine onto Dry Run Road. The Board explained that all lights must be night sky compliant.

The Town Attorney asked how Mr. Watts planned to monitor the noise decibels at the property line. The barn is 1,000 feet from the property line. Mr. Watts stated that all events would be held inside.

The Town Attorney asked about the rubbish removal. Mr. Watts explained that the receptacles will be stored inside of the barn after the event so that animals cannot get into the garbage.

There were no further comments from the Board. Chairwoman Peterson set a public hearing for Monday, July 10, 2023 at 7:00 p.m. or as soon thereafter as it can be heard.

No other business to come before the Board. Board Member Dygert made a motion to adjourn the meeting; Board Member French seconded the motion. All were in favor. The meeting was adjourned at 7:27 p.m.

Respectfully submitted,

Michelle Murray  
Planning Board Secretary

Original on file with Town Clerk

cc: Planning Board  
Town Board  
Town Clerk  
Town Attorney