



TOWN OF SOUTHPORT

1139 Pennsylvania Avenue • Elmira New York 14904

PLANNING BOARD

Meeting Minutes

Monday, August 5, 2024

7:00 pm

Board Members Present: Jackie French
John Hastings
Liv Lovejoy, Alternate
Penny Page
Chris Parsons
Trish Peterson, Chairwoman
Rick Petzke
Tracy Warner, Vice Chairwoman

Board Members Absent: None

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

Chairwoman Peterson called the meeting to order on or about 7:00 pm. She asked if the Board Members had any comments, questions, concerns, or corrections about the July 1, 2024 meeting minutes. Hearing no comments, Board Member Page made a motion to accept the minutes of July 1, 2024 as presented; Vice Chairwoman Warner seconded the motion. All were in favor. The Board accepted the minutes as presented.

Continued

Public Hearing - Site Plan of Arbor Housing and Development to develop 60 units of senior apartments located at 1205 Plymouth Avenue, Elmira, New York, tax map #109.08-2-51, zoned Commercial Regional.

Brian Grosse, with Fagan Engineers, presented updates to the application on behalf of Arbor Housing and Development. He submitted an updated SEQR and engineering report to the Board. The LaBella engineering review was held by the applicant.

Jenn Vaughn with LaBella Associates addressed building separation and confirmed with Pete Rocchi, Code Enforcement Officer, that it is the wall height that determines the separation distance.

Ms. Vaughn asked about the concrete pads, discussed ADA curbing, and asked for more details on the fence.

Mr. Grosse explained that the plans that were submitted were not 100 percent accurate and now that they have direction from their client, they will move forward. He asked if the Site Plan could be approved without the Stormwater completed. The Board would make Stormwater approval a condition on the Site Plan approval.

Chairwoman opened the public hearing for comments. No one wished to be heard, the public meeting will be continued on September 3, 2024. It was turned over to the Planning Board at 7:21 p.m.

Continued

Public Hearing - Site Plan Amendment of Aces & Eights, David Cleary, to designate existing store as a Convenience Food Mart located at 1156 Broadway, Elmira, New York, tax map #109.10-1-25, zoned Commercial Regional

David Cleary sent an email asking to table his application until the September meeting. The Board agreed to table the review.

No other business to come before the Board. Board Member Petzke made a motion to adjourn the meeting; Chairwoman Peterson seconded the motion. All were in favor. The meeting was adjourned at 7:22 pm.

Respectfully submitted,

Michelle Murray
Planning Board Secretary

Original on file with Town Clerk

cc: Planning Board
Town Board
Town Clerk
Town Attorney