



TOWN OF SOUTHPORT

1139 Pennsylvania Avenue • Elmira New York 14904

PLANNING BOARD

Meeting Minutes

Monday, February 3, 2025

7:00 pm

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

Board Members Absent: Liv Lovejoy, Alternate

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

Chairperson Peterson called the meeting to order at or about 7:00 pm. She asked if the Board Members had any comments, questions, concerns, or corrections about the January 6, 2025 meeting minutes. Hearing no comments, Board Member French made a motion to accept the minutes of January 6, 2025 as presented; Board Member Petzke seconded the motion. All were in favor. The Board accepted the minutes as presented.

AYES: French, Hastings, Page, Parsons, Peterson, Petzke, Warner

NOES: None

MOTION CARRIED.

Next was review of the Site Plan of Joshua Herman to operate an automobile repair shop located at 962 South Main Street, Elmira, New York, tax map #99.20-1-70, zoned Industrial.

Mr. Herman explained his plan to relocate his business from Wellsburg to South Main Street and will do general automotive service. There will be no body work done at his location. Once approved, he will apply for a NYS Inspection permit. He will install a four-foot by ten-foot sign on the front of the building and add window signage. Tire disposal will be picked up one time per month or more often if needed. There is a handicap parking space in front of the building. There is existing lighting on the outside of the building. Business will not be conducted on Sundays.

The Board discussed adding privacy slats to the proposed chain link fence to screen tire storage from neighbor's view. The dumpster location should be closer to the building and not located in the corner of the property blocking clear-vision in the right-of-way. The Board asked Mr. Herman to confirm that an oil separator is in the existing building.

The Board determined the preliminary SEQRA classification Type II per definition in 6 NYCRR 617.5(c)(18) for reuse of a commercial structure where the proposed use is a permitted use and where the proposed use does not meet any of the thresholds for Type I actions. Projects classified as Type II actions require no additional environmental review.

There were no further comments from the Board, Chairwoman Peterson set a public hearing for Monday, March 3, 2025 at 7:00 p.m. or as soon thereafter as it can be heard.

Next was review of the Site Plan of Dakota Yerkes to operate an amusement game center located at 1600 Cedar Street, Elmira, New York, tax map #109.12-1-1, zoned Commercial Regional.

Mr. Yerkes explained his plan to operate an indoor bounce house facility in the old Video King plaza space. Signage will be canvas-wrapped sign on the front of the building. The hours of operation were changed to Sunday through Saturday from 10:00 a.m. to 9:00 p.m.

The Board determined the preliminary SEQRA classification Type II per definition in 6 NYCRR 617.5(c)(18) for reuse of a commercial structure where the proposed use is a permitted use and where the proposed use does not meet any of the thresholds for Type I actions. Projects classified as Type II actions require no additional environmental review.

There were no further comments from the Board, Chairwoman Peterson set a public hearing for Monday, March 3, 2025 at 7:00 p.m. or as soon thereafter as it can be heard.

No other business to come before the Board. Board Member French made a motion to adjourn the meeting; Board Member Page seconded the motion. All were in favor. The meeting was adjourned at 7:28 p.m.

Respectfully submitted,

Michelle Murray
Planning Board Secretary

Original on file with Town Clerk

cc: Planning Board
Town Board
Town Clerk
Town Attorney