



TOWN OF SOUTHPORT

1139 Pennsylvania Avenue • Elmira New York 14904

PLANNING BOARD MEETING MINUTES

**Monday, November 7, 2016
Regular Meeting**

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, November 7, 2016 at 7:00 p.m.

Board Members Present: Larry Berman
Jacquelyn French
John Hastings, Alternate Board Member
Linda Olthof
Michael Stephens, Chairman
Tim Steed, Vice Chairman
Linda Taft

Board Members Absent: Chris Parsons

Others Present: Steven Barnstead, Town Attorney
Peter Rocchi, Code Enforcement Officer
Michelle Murray, Secretary

Chairman Stephens called the meeting to order at 7:00 p.m. He asked if the Board Members had any comments, questions, concerns or corrections about the October 3, 2016 minutes. Hearing no comments, the Board accepted the minutes as presented.

Public Hearing - John O'Connor to build a 40 foot by 80 foot addition to existing building located at 121 South Kinyon Street, Elmira, NY
Tax map #99.19-2-33
Zoned Commercial Neighborhood (CN)

Attorney Barnstead noted that the publication was in order. He read the legal notice of public hearing that appeared in the Star-Gazette. He then opened the public hearing for comment.

No one wished to be heard. The Attorney then closed the public portion of the meeting at 7:02 p.m. and turned it over to the Planning Board.

Mr. O'Connor explained that the Chemung County Planning Board approved the application. Peter Rocchi, Code Enforcement Officer, did not have any concerns with the addition. Vice Chairman Steed discussed the curb cut being approved by the Town of Southport Highway Superintendent.

Board Member French made a motion to accept the site plan amendment with the condition that the ingress and egress be coordinated with the Town of Southport Highway Superintendent. The SEQR application was declared an unlisted action with negative declaration. Vice Chairman Steed seconded the motion. There was no discussion on the motion.

Resolution No. 009-2016 PB

SITE PLAN AMENDMENT APPROVED FOR JOHN O’CONNOR TO BUILD 40 FOOT BY 80 FOOT ADDITION TO EXISTING BUILDING LOCATED AT 121 SOUTH KINYON STREET, TOWN OF SOUTHPORT, COUNTY OF CHEMUNG, STATE OF NEW YORK TAX MAP # 99.19-2-33 ZONED COMMERCIAL NEIGHBORHOOD (CN)

Resolution by: French
Seconded by: Steed

WHEREAS, the Code Enforcement Officer of the Town of Southport received a Site Plan Amendment from John O’Connor to build a 40 foot by 80 foot addition to existing building located at 121 South Kinyon Street, Town of Southport, County of Chemung, State of New York, tax map #99.19-2-33 zoned Commercial Neighborhood (CN); and

WHEREAS, the applicant was referred to the Town of Southport Planning Board pursuant to the Town of Southport Municipal Code for an amendment to the original site plan; and

WHEREAS, it was determined that this was an Unlisted Action and will not have a potentially significant effect on the environment; and

WHEREAS, the Town of Southport Planning Board conducted a public hearing on November 7, 2016 at 7:00 p.m., or as soon thereafter, 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 after due deliberation, investigation and consideration it is

RESOLVED, that the Town of Southport Planning Board hereby grants approval to the site plan amendment presented by John O’Connor to build a 40 foot by 80 foot addition to existing building located at 121 South Kinyon Street, Town of Southport, County of Chemung, State of New York, tax map #99.19-2-33 zoned Commercial Neighborhood (CN) with the following condition:

1. The ingress and egress to the parking in front of the building be coordinated and approved by the Town of Southport Highway Superintendent.

AYES: Berman, French, Hastings, Olthof, Steed, Stephens, Taft
ABSENT: Parsons
NOES:

MOTION CARRIED.

Public Hearing - Hurley Farms, Inc. to expand existing gravel mine located at 1543 Maple Avenue, Elmira, NY
Tax map #110.00-1-11 and 110.00-1-8.2
Zoned Agricultural Residential (AR)

Chairman Stephens spoke with the representative of the applicant and they wished to postpone the public hearing to December 5, 2016. Chairman Stephens made a motion to table the public hearing at the applicant's request and rescheduled the public hearing for Monday, December 5, 2016 at 7:00 p.m. or as soon thereafter as it can be heard. Board Member Olthof seconded the motion.

AYES: Berman, French, Hastings, Olthof, Stephens, Taft

ABSENT: Parsons

ABSTAIN: Steed

NOES:

MOTION CARRIED.

Next on the agenda was site plan amendment of Maurice and Mary Wood to build a 30 foot by 50 foot building located at 958 Pennsylvania Avenue. Michael Wood presented the application on behalf of Maurice Wood. They plan to use the building for storage. Lighting would be night sky compliant. The lots are in the process of being combined and the Code Officer recommends making that a condition on the approval.

Chairman Stephens asked the members of the community that were in attendance if they had any comments. There were no comments. There were no further comments from the Board. Chairman Stephens set a public hearing for Monday, December 5, 2016 at 7:00 p.m. or as soon thereafter as it can be heard.

Next was review of the site plan amendment of Kent Krauss to build a 48 foot by 48 foot addition to existing building and increase the number of vehicles allowed on the lot. The Board discussed the required setback of three feet from the property lines. Mr. Krauss would like to be able to park the vehicles for sale along the sidewalks and in the grass area. Vice Chairman Steed explained that vehicles for sale have to be 25 feet from the right-of-way. An Area Variance would be required to park closer to the right-of-way. Mr. Krauss would like to have twenty (20) cars for sale on the lot. Lights on the building would be dusk to dawn night sky compliant lights. He would like to add a light pole to the exiting platform. The Board discussed the stormwater runoff and asked Mr. Krauss to provide a design showing a place for the stormwater to go.

The Board requested the following for the next meeting:

1. Show where on the building the dusk to dawn night sky compliant lights will be and location of the pole light on the property.
2. Provide a stormwater run-off design showing where the stormwater will go.
3. Cars cannot be parked in the right-of-way 25 feet from the property line nor on the grass.

There were no further comments from the Board. Chairman Stephens set a public hearing for Monday, December 5, 2016 at 7:00 p.m. or as soon thereafter as it can be heard.

Other business to come before the Board was discussion about bicycle parking. Chairman Stephens discussed making a recommendation to the Town Board that businesses are required to have a place to secure a bicycle.

Charles Collins of Kinner Hill Road, Pine City asked if it would be required of all businesses and would it really be utilized. He did not think it was a good suggestion or that important right now. He feels that the town is stressed and this would add to that stress.

The Board discussed it being a suggestion rather than a requirement. Chairman Stephens dismissed the recommendation for now.

The next item discussed was Complete Streets. Attorney Barnstead provided some language from other Complete Street Policies for towns in New York State. The Board would discuss at the December 2016 meeting.

No other business to come before the Board. Board Member French made a motion to adjourn the meeting; Board Member Olthof seconded the motion. All in favor. The meeting was adjourned at 8:02 p.m.

Respectfully submitted,

Michelle Murray
Planning Board Secretary

Original on file with Town Clerk

cc: Planning Board
Town Board
Town Clerk
Town Attorney