



TOWN OF SOUTHPORT

1139 Pennsylvania Avenue • Elmira New York 14904

PLANNING BOARD Regular Meeting

**Monday, December 3, 2018
Meeting Minutes**

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, December 3, 2018 at 7:00 p.m.

Board Members Present: Larry Berman
Dan Collins
Jacquelyn French
John Hastings
Chris Parsons, Vice Chairman
Trish Peterson
Chad West, Alternate

Board Member Absent: Tim Steed, Chairman

Others Present: Peter Rocchi, Code Enforcement Officer
Michelle Murray, Secretary
Joe Roman, Town Council Member

Vice 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 November 5, 2018 minutes. Hearing no comments, the Board accepted the minutes as presented.

Next the Planning Board set the meeting schedule for the year 2019. All meetings will be held on the first Monday of each month with the exception of the September 2, 2019 meeting which will be held on Tuesday, September 3 due to the Labor Day holiday. Deadline for site plan applications will continue to be the third Wednesday of each month. Board Member Peterson made a motion to accept the meeting schedule; Board Member French seconded the motion.

AYES: Berman, Collins, French, Hastings, Parsons, Peterson, West
NOES: None
ABSENT: Steed
MOTION CARRIED.

Public Hearing – J. Kelsey Jones to operate a tax preparation business located at 1834 Pennsylvania Avenue, Pine City, NY
Tax map #127.00-1-12
Zoned Commercial Neighborhood

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 7:03 p.m.

The Board discussed the parking and that there were no traffic concerns therefore a NYSDOT work permit would not be a condition on the approval of the site plan.

There were no further comments from the Board. Board Member French made a motion to accept the site plan as presented; Board Member Peterson seconded the motion. SEQR was declared an Unlisted Action with a Negative Declaration.

Resolution No. 018-2018 PB

SITE PLAN GRANTED TO J. KELSEY JONES TO OPERATE A TAX PREPARATION BUSINESS LOCATED AT 1834 PENNSYLVANIA AVENUE, TOWN OF SOUTHPORT, COUNTY OF CHEMUNG, STATE OF NEW YORK, TAX MAP #127.00-1-12 ZONED COMMERCIAL NEIGHBORHOOD (CN)

Resolution by: French
Seconded by: Peterson

WHEREAS, on or about October 16, 2018, J. Kelsey Jones submitted an application to the Code Enforcement Officer for approval from the Town of Southport Planning Board for a Site Plan to operate a tax preparation business located at 1834 Pennsylvania Avenue, Pine City, Town of Southport, tax map #127.00-1-12 zoned Commercial Neighborhood (CN); and

WHEREAS, the application was submitted to the Town Planning Board and defined as a Professional Office per the Town Code 525-5 Definitions Office, Professional; and

WHEREAS, the application was referred to the Chemung County Planning Board on October 19, 2018 pursuant to New York State General Municipal Law §239-m, and the County Planning Board raised no objection to the Project; and

WHEREAS, the Town Planning Board held a duly noticed meeting on November 5, 2018, at which the Applicant presented information about the project; and

WHEREAS, the Town Planning Board conducted a public hearing on Monday, December 3, 2018 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

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 for the Site Plan of J. Kelsey Jones as presented.

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

NOES: None

ABSTAINED: Collins

ABSENT: Steed

MOTION CARRIED.

Next was review of the site plan of Bohler Engineering on behalf of Franklin Land Associates, LLC for a retail store located at 1825 Pennsylvania Avenue, Pine City, New York tax map #127.00-1-15.211 and tax map #127.00-1-15.22 zoned Commercial Neighborhood. Bob Gage with GBT Reality who are the developers of the project presented the application to the Board.

Mr. Gage explained that the size of the property was changing from 1.8 acres to 2.3 acres to accommodate the truck turn. The parking lot is going to be larger. The well and septic will be approved by the Board of Health. The work permit from NYSDOT is in the second stage of review. The lights would be night sky compliant.

The Board discussed the adjacent property and if an amendment to Jodi Wheeler's site plan was required because some of the parking spaces were being consumed by the new retail store. It was determined by the Code Officer that Ms. Wheeler had enough property to expand her parking.

There were no further comments from the Board. Vice Chairman Parsons set a public hearing for Monday, January 7, 2019 at 7:00 p.m. or as soon thereafter as it can be heard.

Next the Board discussed the draft solar ordinance and agreed to review it at the January meeting.

No other business to come before the Board. Board Member Collins 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