



# TOWN OF SOUTHPORT

1139 Pennsylvania Avenue • Elmira New York 14904

## PLANNING BOARD Regular Meeting

**Monday, December 2, 2019  
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 2, 2019 at 7:00 p.m.

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

Board Member Absent: Larry Berman

Others Present: Peter Rocchi, Code Enforcement Officer  
Michelle Murray, Secretary  
Leslie Connolly, Town Attorney

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 4, 2019 meeting minutes. The Board discussed removing the chronic waste sentence from Pedrick's review. Hearing no other comments, the Board accepted the minutes as presented with the omission of the chronic waste sentence.

Next the Planning Board set the meeting schedule for the year 2020. All meetings will be held on the first Monday of each month with the exception of the September 2020 meeting which will be held on Monday, September 14, 2020 due to the Labor Day holiday. Deadline for site plan applications will continue to be the third Wednesday of each month. Vice Chairman Collins made a motion to accept the meeting schedule; Board Member Peterson seconded the motion.

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

**Public Hearing –** Christopher Pedrick to operate a deer processing business located at 167 Kinner Hill Road, Pine City, NY  
Tax map #127.00-1-6.4  
Zoned Agricultural Residential

Chairman Parsons recused himself from the Board for conflict of interest stating that he operates the same type of business in the same geographical area.

It was noted that the publication was in order but the legal notice needed to be paid for by the applicant, then the public hearing was opened for comment. No one wished to be heard. The public portion of the meeting was closed at 7:10 p.m.

The Board discussed the hog processing which will require permits from New York State for a Custom Meat Plant. The Board will make the approval contingent upon obtaining the proper permits from NYS before doing hog processing. The hours of operation would be Sunday through Saturday 4:00 p.m. to 10:00 p.m. for three months starting October 1 and ending December 31.

There were no further comments from the Board. Board Member French made a motion to accept the Site Plan as presented with conditions; Board Member Hastings seconded the motion. SEQR was declared an Unlisted Action, with a Negative Declaration.

**Resolution No. 010-2019 PB**

**SITE PLAN APPROVAL GRANTED TO CHRISTOPHER PEDRICK TO OPERATE A DEER PROCESSING BUSINESS LOCATED AT 167 KINNER HILL ROAD, PINE CITY, TOWN OF SOUTHPORT, COUNTY OF CHEMUNG, STATE OF NEW YORK, TAX MAP #127.00-1-6.4 ZONED AGRICULTURAL RESIDENTIAL**

**Resolution by: French**  
**Seconded by: Hastings**

**WHEREAS**, on or about October 11, 2019, Christopher Pedrick submitted an application to the Code Enforcement Officer for approval from the Town of Southport Planning Board for a Site Plan to operate a deer processing business located at 167 Kinner Hill Road, Pine City, Town of Southport, tax map #127.00-1-6.4 zoned Agricultural Residential (AR); and

**WHEREAS**, the application was submitted to the Town Planning Board and defined as Agricultural Use, Industrial per the Town Code 525-5 Definitions; and

**WHEREAS**, the Town Planning Board held a duly noticed meeting on November 4, 2019 at which the Applicant presented information about the project; and

**WHEREAS**, the Town Planning Board conducted a public hearing on December 2, 2019 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 for the Site Plan of Christopher Pedrick, as presented, to operate a deer processing business located at 167 Kinner Hill Road with the following conditions:

1. Approval is contingent upon payment of the legal notice and that payment is received by December 6, 2019.
2. The applicant must obtain the proper permits from New York State for a Custom Meat Plant for hog processing.

**AYES: Collins, French, Hastings, McGonigal, Peterson, West**

**ABSTAIN: Parsons**

**NOES: None**

**ABSENT: Berman**

**MOTION CARRIED.**

Next was review of the Site Plan of Elizabeth Lipovsky to operate an Equestrian business located at 80 Monks Road, Pine City, NY tax map 128.00-1-71 zoned Agricultural Residential.

Ms. Lipovsky explained the Equestrian business would be beginner riding lessons for young children on ponies. No horses would be used. Most lessons would be one-on-one however some may be a small group up to five. Lessons would be by appointment only and held during daylight hours.

There were no further comments from the Board. Chairman Parsons set a public hearing for Monday, January 6, 2020 at 7:00 p.m. or as soon thereafter as it can be heard.

Next was review of the Special Use Permit of Open Door Baptist Church located at 1150 S. Main Street. The applicant withdrew the application.

Next was discussion about the Site Plan of Up State Tower Co., LLC and Buffalo-Lake Erie Wireless Systems to construct a telecommunications tower at Budd Street and Morley Place, Elmira, NY Tax Map #109.07-5-45 Zoned Industrial. The Applicant was not present and did not submit a new application. It would be removed from the January agenda.

No other business to come before the Board. Board Member French made a motion to adjourn the meeting; Board Member McGonigal seconded the motion. All were in favor. The meeting was adjourned at 7:47 p.m.

Respectfully submitted,

Michelle Murray  
Planning Board Secretary

Original on file with Town Clerk

cc: Planning Board  
Town Board  
Town Clerk  
Town Attorney