



TOWN OF SOUTHPORT

1139 Pennsylvania Avenue • Elmira New York 14904

PLANNING BOARD Regular Meeting

**Monday, January 6, 2020
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, January 6, 2020 at 7:00 p.m.

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

Board Member Absent: Chad West

Others Present: Peter Rocchi, Code Enforcement Officer
Marianne Schrom, Secretary

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 December 2, 2019 meeting minutes. Hearing no comments, the Board accepted the minutes as presented.

Next on the agenda was appointment of Chairman, Vice Chairman and Secretary to the Planning Board.

Board Member French nominated Chris Parsons for Chairman of the Board for the year 2020; Board Member Berman seconded the motion. All were in favor.

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

Board Member French nominated Dan Collins for Vice Chairman of the Board; Board Member Peterson seconded the motion. All were in favor.

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

Board Member French nominated Michelle Murray for Secretary to the Board; Vice Chairman Collins seconded the motion. All were in favor.

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

Public Hearing – Elizabeth Lipovsky to operate an Equestrian business located at 80 Monks Road, Pine City, NY
Tax map # 128.00-1-71
Zoned Agricultural Residential

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 7:04 p.m.

The Board discussed the hours of operation, parking, number of ponies, and number of students.

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

Resolution No. 001-2020 PB

SITE PLAN APPROVAL GRANTED TO ELIZABETH LIPOVSKY TO OPERATE AN EQUESTRIAN BUSINESS LOCATED AT 80 MONKS ROAD, PINE CITY, TOWN OF SOUTHPORT, COUNTY OF CHEMUNG, STATE OF NEW YORK, TAX MAP #128.00-1-71 ZONED AGRICULTURAL RESIDENTIAL

Resolution by: French
Seconded by: Collins

WHEREAS, on or about October 24, 2019, Elizabeth Lipovsky submitted an application to the Code Enforcement Officer for approval from the Town of Southport Planning Board for a Site Plan to operate an Equestrian business

located at 80 Monks Road, Pine City, Town of Southport, tax map #128.00-1-71 zoned Agricultural Residential (AR); and

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

WHEREAS, the Town Planning Board held a duly noticed meeting on December 2, 2019 at which the Applicant presented information about the project; and

WHEREAS, the Town Planning Board conducted a public hearing on January 6, 2020 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 Elizabeth Lipovsky, as presented, to operate an Equestrian business located at 80 Monks Road.

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

Next was review of the Site Plan of Dan Williams to operate Energy Savers NY LLC in the old church school located at 809 Maple Avenue, Elmira, NY tax map #100.09-1-1 zoned Residential 2. The property is adjacent to the City of Elmira.

Mr. Williams explained his plan to take an existing unoccupied church school building and operate Energy Savers. The gymnasium would be used for fabrication and the classrooms would be used for offices. There would not be any changes to the exterior of the building except installing two overhead doors. Signage would be located on the property in the City of Elmira. He would build a 60 foot by 120 foot storage building in the future.

Code Officer, Peter Rocchi explained that the application was also before the Board of Appeals for a Use Variance. It has been approved by the Chemung County Planning Board.

The Board discussed the noise of fabrication, truck traffic, deliveries, customer traffic, parking, and existing lighting. For the next meeting the Board asked Mr. Williams to provide:

1. Drawings showing how the truck traffic would circulate in the existing parking lot.
2. Information on the sound transmission through block walls.

There were no further comments from the Board. Chairman Parsons set a public hearing for Monday, February 3, 2020 at 7:00 p.m. or as soon thereafter as it can be heard.

Next was review of the Site Plan of Jerome Emanuel to operate an electronic refurbishing, recycling, and retail sales located at 1445 Pennsylvania Avenue, Pine City, NY tax map #118.01-3-25 zoned Commercial Neighborhood.

Mr. Emanuel explained his plan to refurbish and sell computers from the old Shepherd's Market. Most of the business is done online. He would use the existing loading dock for the shipments.

The Board discussed the existing use of the property by Curren RV and the shipping and receiving related to Mr. Emanuel's business. They discussed number of customers, parking, signage, recycling of old computers, and that there would be no outside storage of materials.

There were no further comments from the Board. Chairman Parsons set a public hearing for Monday, February 3, 2020 at 7:00 p.m. or as soon thereafter as it can be heard.

Next on the agenda was discussion about placing a deadline on the approved resolution of a site plan or special use permit the same as the Board of Appeals. If significant progress was made then it would not expire. The Board agreed to include the following statement in the approved resolution:

“failure to make significant progress on the project within one (1) year from granting approval of this site plan or special use permit will render the site plan or special use permit null and void. Conditions shall be completed within one year unless otherwise stated.”

No other business to come before the Board. Vice Chairman Collins made a motion to adjourn the meeting; Board Member Peterson seconded the motion. All were in favor. The meeting was adjourned at 7:48 p.m.

Respectfully submitted,

Michelle Murray, Planning Board Secretary
Marianne Schrom, Town Board Secretary

Original on file with Town Clerk

cc: Planning Board
Town Board
Town Clerk
Town Attorney