



# TOWN OF SOUTHPORT

1139 Pennsylvania Avenue • Elmira New York 14904

## PLANNING BOARD Regular Meeting

**Monday, February 3, 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, February 3, 2020 at 7:00 p.m.

Board Members Present: Larry Berman  
Jacquelyn French  
John Hastings  
Jennifer McGonigal, Alternate  
Chris Parsons, Chairman  
Trish Peterson  
Chad West

Board Member Absent: Dan Collins, Vice Chairman

Others Present: Peter Rocchi, Code Enforcement Officer  
Michelle Murray, Secretary  
Joe Roman, Deputy Town Supervisor

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 January 6, 2020 meeting minutes. Hearing no comments, the Board accepted the minutes as presented.

**Public Hearing –** 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

It was noted that the publication was not placed in the newspaper. The Applicant requested that the Board hold the public hearing in March. There were no further comments from the Board. Chairman Parsons set the public hearing for Monday, March 2, 2020 at 7:00 p.m. or as soon thereafter as it can be heard.

**Public Hearing –** 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

Peter Rocchi, Code Officer, stated that the application has been withdrawn.

Next was review of the Site Plan of Michael Reese to operate a used automobile sales business located at 1495 Cedar Street, Elmira, NY tax map #109.11-2-13 zoned Commercial Regional.

Mr. Reese explained his plan to operate a small used car sales business. He received an Area Variance for the under-sized lot. He would have 15 used cars for sale. He would use the two bays in the building for detailing his own vehicles. There would be no repair of vehicles. He plans to have a sign on the building and use the existing light that is on the building.

Peter Rocchi, Code Officer, explained that the vehicles for sale must be parked 25 feet from the right-of-way per Town Code 525-110 B3C5. Cars would have to be parked back to back on the lot.

The Board discussed some of the conditions that would be placed on the approval of the site plan:

1. Vehicles for sale cannot be parked within 25 feet of any road right-of-way. (Ch525-110 B3c5)
2. Repair work may be done to his vehicles only and must be done within a building per Town Code 525-110 B2.
3. There is to be no outside storage of automobile parts per Town Code 525-110 B1.
4. Lighting must shine down.
5. Hours of operation will be changed to include weekend hours by appointment only.
6. Any signage would be installed per code.
7. Must obtain the proper NYS Licensing before operating the used auto sales business.

There were no further comments from the Board. Chairman Parsons set a public hearing for Monday, March 2, 2020 at 7:00 p.m. or as soon thereafter as it can be heard.

No other business to come before the Board. Board Member Peterson made a motion to adjourn the meeting; Board Member French seconded the motion. All were in favor. The meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Michelle Murray, Planning Board Secretary

Original on file with Town Clerk

cc: Planning Board  
Town Board  
Town Clerk  
Town Attorney