



# TOWN OF SOUTHPORT

1139 Pennsylvania Avenue • Elmira New York 14904

## PLANNING BOARD Regular Meeting

**Monday, October 5, 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, October 5, 2020 at 7:00 p.m.

Board Members Present:           John Hastings  
  Chris Parsons, Chairman  
  Trish Peterson

Joined Remotely:                    Larry Berman  
  Dan Collins, Vice Chairman  
  Jacquelyn French  
  Leslie Connolly, Town Attorney

Board Members Absent:            Jennifer McGonigal

Others Present:                      Peter Rocchi, Code Enforcement Officer  
  Michelle Murray, 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 September 1, 2020 meeting minutes. Hearing no comments, the Board accepted the minutes as presented.

The Planning Board continues to search for an Alternate Board Member.

### **Continued**

**Public Hearing –**     Site Plan Amendment of Charlie Todd to construct a 60-foot by 80-foot pole barn to operate a farmers market and event center at Chamberlain Acres located at 824 Broadway, Elmira, New York  
  Tax map 99.18-5-18 zoned Commercial Neighborhood

The applicant was not present for the meeting. Town Attorney Connolly spoke with the Applicant and his attorney and gave an update of the Site Plan amendment. Mr. Todd will submit revised plans and is only going to proceed with a greenhouse with two bathrooms that will be used for the farmers market. Mr. Todd is working with his construction manager, Ed Bloom, to get the required site plan drawings to the Planning Board by the deadline of October 21, 2020. An email was sent to Mr. Todd's attorney

outlining exactly what he needs to do. He will now only need a Site Plan approval from the Planning Board, he will not need a variance or anything from the Town Board.

At 7:05 p.m. Chairman Parsons opened the public hearing for comments.

Deborah Allen spoke on behalf of her mother Ann Davis of 809 Chamberlain Street, Elmira, NY. They want to know the exact location of the greenhouse. They would like a barrier to be installed to protect them since it is very close to her property. They asked if there will be a kitchen and will they continue to hold weddings and events. She explained that Mr. Todd has done them in the past without the town's knowledge and then asks for permission later.

Attorney Connelly explained that Mr. Todd will be observing all of the legally required setbacks and it must be shown on the Site Plan he submits. The greenhouse is the primary use therefore the setback must be what is required for the primary use. The kitchen has been eliminated from the Site Plan. Attorney Connelly explained that it was clear in the correspondence with Mr. Todd's attorney that an event center would not be allowed and asked for him to remove weddings and other references from his website. If he does have an event it would be a violation of his Site Plan. Attorney Connelly will let Mr. Todd's attorney know the neighbor is looking for screening and buffer.

No one else wished to be heard, the public portion of the meeting was closed at 7:12 p.m. and was turned back over to the Planning Board. The public hearing would remain open until the November 2, 2020 meeting.

Chairman Parsons made a motion to continue the Public Hearing on November 2, 2020; Vice Chairman Collins seconded the motion.

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

No other business to come before the Board. Board Member French made a motion to adjourn the meeting; Board Member Peterson seconded the motion. All were in favor. The meeting was adjourned at 7:16 p.m.

Respectfully submitted,

Michelle Murray  
Planning Board Secretary

Original on file with Town Clerk

cc: Planning Board  
Town Board  
Town Clerk  
Town Attorney