



# TOWN OF SOUTHPORT

1139 Pennsylvania Avenue • Elmira New York 14904

## PLANNING BOARD Regular Meeting

**Monday, November 2, 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, November 2, 2020 at 7:00 p.m.

Board Members Present: Larry Berman  
John Hastings  
Jennifer McGonigal  
Chris Parsons, Chairman

Joined Remotely: Dan Collins, Vice Chairman  
Jacquelyn French  
Trish Peterson

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 October 5, 2020 meeting minutes. Hearing no comments, the Board accepted the minutes as presented.

### **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's attorney and they did not have any updates for the November meeting. The public hearing would remain open until the December 7, 2020 meeting.

Next was review of the Site Plan of Arthur Lavalley to operate an automotive service garage located at 5 Dry Run Road, Pine City, New York tax map #118.01-1-12.1 zoned Commercial Neighborhood.

Mr. Lavallee explained that he would like to operate an auto repair business in the old “Gordy’s” garage. Andrew Harding with AJH Design presented the Site Plan to the Board. He explained that they would remove part of the detached garage and build a 16-foot wide addition to the existing garage. This would give more room for the lift and to maximize the parking on site. Lavallee would do general types of repairs with no body work or transmission repairs. There are ten parking spaces on the side of the building and four spaces across the front of the building. It would be wood frame construction and updated painting on the outside of the existing building. The setbacks are pre-existing. Mr. Lavallee explained that scrap metal and car parts would be stored in the back room and then taken to a scrapyards. The used oil would be stored in 55-gallon drums and picked up by a company. The old tires would be picked up as well. They would use the existing lights on the exterior of the building which shine downward. Signs must be installed per code.

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

Next was the Site Plan review of Robert Diehr Jr. for a minor subdivision of land located at Christian Hollow Road, Pine City, New York tax map #118.00-1-23.1 zoned Agricultural Residential.

Mr. Diehr explained that he lives at 247 Christian Hollow Road and is purchasing approximately 4.3 acres of land from his neighbor who lives at 253 Christian Hollow Road. The Board discussed that this was a minor subdivision of land where the proposed subdivision consists solely of the simple alternation of lot lines therefore a public hearing would not be required.

Hearing no other comments from the Board, Board Member Berman made a motion to accept the site plan as presented; Board Member French seconded the motion. The SEQRA was an Unlisted Action with a Negative Declaration. Discussion on the motion was to add the condition that the lot is to be combined with the lot that Mr. Diehr’s house is on.

**Resolution No. 009-2020 PB**

**SITE PLAN APPROVAL GRANTED TO ROBERT DIEHR JUNIOR FOR A MINOR SUBDIVISION OF LAND LOCATED AT CHRISTIAN HOLLOW ROAD, TOWN OF SOUTHPORT, COUNTY OF CHEMUNG, STATE OF NEW YORK, TAX MAP #118.00-1-23.1 ZONED AGRICULTURAL RESIDENTIAL**

**Resolution by: Berman**  
**Seconded by: French**

**WHEREAS**, on or about October 20, 2020, Robert Diehr Jr. submitted an application to the Code Enforcement Officer for approval from the Town of Southport Planning Board for a Site Plan for a minor subdivision of land located at Christian Hollow Road, Town of Southport, tax map #118.00-1-23.1 zoned Agricultural Residential; and

**WHEREAS**, the application was submitted to the Town Planning Board and defined as a Resubdivision of land per the Town Code Chapter 464-8 Resubdivision; and

**WHEREAS**, the Town Planning Board held a duly noticed meeting on November 2, 2020 at which the Applicant presented information about the project; and

**WHEREAS**, at that meeting the Town Planning Board determined the subdivision consisted solely of the simple alterations of lot lines and the normal subdivision procedures were waived and would not require a public hearing; 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 Robert Diehr Junior, as presented, for a minor subdivision of land located at Christian Hollow Road with conditions. Failure to make significant progress on the project within one (1) year from granting approval of this site plan will render the site plan null and void. Conditions shall be completed within one year unless otherwise stated.

1. Applicant must combine the lot being purchased with their property that their house is located on so that a land locked parcel is not created.

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

Next was the review of the Site Plan Amendment of Jodi Wheeler to install a 14 foot by 28 foot pre-built shed to be used for recycling storage located at 1825B Pennsylvania Avenue, Pine City, New York tax map #127.00-1-15.221 zoned Commercial Neighborhood.

Ms. Wheeler explained that more storage and space is required for the bottle redemption because of the increase in business. The shed would have

heat and air conditioning installed. Employees would sort the bottles and cans in the shed. The Board suggested using a trailer in the meantime, however she wants the sorting done inside. She stated that she will not install plumbing or have water to the shed.

There were no further comments from the Board. Chairman Parsons set a public hearing for Monday, December 7, 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 French made a motion to adjourn the meeting; Vice Chairman Collins seconded the motion. All were in favor. The meeting was adjourned at 7:36 p.m.

Respectfully submitted,

Michelle Murray  
Planning Board Secretary

Original on file with Town Clerk

cc: Planning Board  
Town Board  
Town Clerk  
Town Attorney