



TOWN OF SOUTHPORT

1139 Pennsylvania Avenue • Elmira New York 14904

PLANNING BOARD Regular Meeting

**Monday, January 4, 2021
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 4, 2021 at 7:00 p.m.

Board Members Present: Chris Parsons, Chairman
Dan Collins, Vice Chairman
Jacquelyn French

Board Member Absent: John Hastings

Board Members Joined Remotely: Larry Berman
Jennifer McGonigal
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 December 7, 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 had previously stated that the public hearing could remain open until information was received from the applicant. Chairman Parsons tabled the public hearing until the February 1, 2021 meeting.

Continued

Public Hearing – 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

The applicant was not present for the meeting. The Board discussed that the applicant had installed the shed without Site Plan approval. Ms. Wheeler had been informed by the Code Officer that the shed was to be removed from the property until she received Site Plan approval from the Planning Board. She must also obtain a building permit for the shed. The Board would leave the public hearing open until the February 1, 2021 meeting at which time the applicant must be present in order to move forward with the site plan amendment.

Next was the Site Plan review of Richard Pickelhaupt for a minor subdivision of land located at 955 Bennett Street, Elmira, New York tax map #109.06-1-1 zoned Residential 1

Mr. Pickelhaupt explained that they will sell 13 feet from the back of their property to the neighbor. A portion of the neighbor's driveway is on Pickelhaupt's property. By moving the property line, it will give the neighbor more frontage and will then put their driveway into their property. The existing shed may be moved or demolished.

The Board discussed that this was a resubdivision 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 French made a motion to accept the site plan as presented with conditions; Vice Chairman Collins seconded the motion. The SEQR was an Unlisted Action with a Negative Declaration.

Resolution No. 001-2021 PB

SITE PLAN APPROVAL GRANTED TO RICHARD PICKELHAUPT FOR A RESUBDIVISION OF LAND LOCATED AT 955 BENNETT STREET, TOWN OF SOUTHPORT, COUNTY OF CHEMUNG, STATE OF NEW YORK, TAX MAP #109.06-1-1 ZONED RESIDENTIAL1

Resolution by: French
Seconded by: Collins

WHEREAS, on or about December 16, 2020, Richard Pickelhaupt submitted an application to the Code Enforcement Officer for approval from the Town of Southport Planning Board for a Site Plan for a resubdivision of land located at 955 Bennett Street, Town of Southport, tax map #109.06-1-1 zoned Residential 1; 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 January 4, 2021 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 Richard Pickelhaupt, as presented, for a resubdivision of land located at 955 Bennett Street 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. The Town's Assessor is aware and receives all copies of the paperwork after the deed is filed.
2. Parcel B is combined with the adjoining neighbor's property so that the parcel is not landlocked.

AYES: Berman, Collins, French, McGonigal, Parsons, Peterson

ABSENT: Hastings

NOES: None

MOTION CARRIED.

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 2021; Vice Chairman Collins seconded the motion. All were in favor.

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

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

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

Vice Chairman Collins stated that he was resigning from the Planning Board effective January 4, 2021. He will be moving out of the Town and therefore will not be able to serve on the Planning Board. The Board thanked him for his time he served on the Board and appreciated his help and knowledge. He was an asset to the Board.

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 7:20 p.m.

Respectfully submitted,

Michelle Murray
Planning Board Secretary

Original on file with Town Clerk

cc: Planning Board
Town Board
Town Clerk
Town Attorney