

April 27, 2021

Special Meeting

Minutes of a Special Meeting of the Town Board of the Town of Southport held at the Southport Town Hall, 1139 Pennsylvania Avenue on April 27, 2021.

Members Present: Supervisor Kathleen Szerszen, Council Members Glenn Gunderman, Daniel Hurley, Joseph Roman, Timothy Steed

Others Present: Attorney Kimberlee Balok-Middaugh, Town Clerk Carolyn Renko

The meeting was called to order by Supervisor Kathleen Szerszen at 6:00 p.m., followed by the Pledge of Allegiance to the Flag of the United States of America.

Moment of Silence – Kathleen Szerszen

Under Discussion was Autumnview Estates Planned Development District Application.

Robert Switala, PE, CPESC, CPSWQ from Bergmann Associates gave a detailed review of the engineering services proposal of Autumnview Estates Planned Unit Development that was done. He gave an overview of the history of this project, the zoning variance process, the PDD process, SEQR and Environmental Review and the Town declaring Lead Agency, and PDD Criteria. Mr. Switala stated in the SEQR Part I there were some questions that needed to be presented to the Applicant. Overall based on the criteria outlined in the Town of Southport Zoning Code and review of the Town of Southport Comprehensive Plan, it is Bergmann Associates opinion that the proposed PDD meets the overall intent and objective of the Planned Development District provisions. They did have a few recommendations for the Town to have the applicant mitigate during the site plan review process.

Supervisor Szerszen asked if the applicant is required to build the 8 duplexes and 2 single family houses as indicated on the plan submitted with the application. Mr. Switala responded that conditions can be put in place by the Town Board and any deviation would require the applicant to come back before the board.

Council Member Roman asked if there was a time frame on project completion and Council Member Steed stated that there is no sunset clause and project could be left open indefinitely.

Supervisor Szerszen also asked if the owner can sell individual lots. Mr. Switala responded that there are no restrictions on the real estate.

Attorney Balok-Middaugh's main focus was mixed use definition.

Council Member Steed stated the project doesn't meet the objective; action circumvents underlying zoning.

Regarding the Stormwater Plan, Mr. Switala stated he is not aware if the applicant needs approval from Department of Environmental Conservation.

Council Member Roman commented on circumventing of zoning.

Council Member Steed felt that the project being consistent with community character is not being addressed. He felt the duplexes will have a residential look but they are different than a single-family home.

The Board then discussed mixed use and that regarding SEQR, the Board needs to look at entire project not just a phase of it.

The Board will make a decision with the information provided and SEQR has to be done before determination.

If the Town Board approves the project, then it will go to the Town Planning Board for a site plan review.

Another Special Meeting will be scheduled for May to review additional information and clarification related to SEQR that was requested by the Town Board.

Council Member Roman made a motion, Council Member Steed seconded to adjourn the meeting.

The meeting was adjourned at 7:04 p.m.

Respectfully Submitted,

Carolyn A. Renko
Town Clerk