



# TOWN OF SOUTHPORT

1139 Pennsylvania Avenue • Elmira New York 14904

## PLANNING BOARD

Regular Meeting

**Monday, February 7, 2022**

**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 7, 2022 at 7:00 p.m.

Board Members Present: Troy Dygert  
Jacquelyn French  
John Hastings  
Jennifer McGonigal, Vice Chairwoman  
Chris Parsons, Chairman  
Trish Peterson  
Tracy Warner, Alternate

Board Member Absent: Larry Berman

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 6, 2021 meeting minutes. Hearing no comments, the Board accepted the minutes as presented.

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 2022; Board Member Warner seconded the motion. All were in favor.

**AYES: Dygert, French, Hastings, McGonigal, Parsons, Peterson, Warner**

**NOES: None**

**ABSENT: Berman**

**MOTION CARRIED.**

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

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

Board Member Peterson nominated Michelle Murray for Secretary to the Board; Board Member Dygert seconded the motion. All were in favor.

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

Next was review of Site Plan of Stephen Zahorian for a re-subdivision of land located on Left Branch Dry Run, Pine City, New York, tax map 107.00-1-12.2 zoned Agricultural Residential.

Mr. Zahorian explained that parcels A, C, E and F will be subdivided and sold. He will keep parcels B and D as shown on the survey map provided with the application. No new roads will be created as the property is surrounded by three roads. Each parcel will have setbacks that are in compliance with §525-24 Bulk and Density Control Schedule.

Hearing no other comments from the Board, Board Member Peterson made a motion to accept the Site Plan as presented with conditions; Board Member Dygert seconded the motion. The SEQR was an Unlisted Action with a Negative Declaration.

**Resolution No. 001-2022 PB**

**SITE PLAN APPROVAL GRANTED TO STEPHEN ZAHORIAN FOR A RESUBDIVISION OF LAND LOCATED ON LEFT BRANCH DRY RUN ROAD, TOWN OF SOUTHPORT, COUNTY OF CHEMUNG, STATE OF NEW YORK, TAX MAP #107.00-1-12.2 ZONED AGRICULTURAL RESIDENTIAL**

**Resolution by: Peterson**  
**Seconded by: Dygert**

**WHEREAS**, on or about January 13, 2022, Stephen Zahorian 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 Left Branch Dry Run Road, Town of Southport, tax map # 107.00-1-12.2 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 February 7, 2022 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 as presented with conditions to Stephen Zahorian for a resubdivision of land located at Left Branch Dry Run 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. There is a new deed created for these properties.
2. The deeds are filed with the County Real Property Tax Services and the Town's Assessor receives all copies of the paperwork.

**AYES: Dygert, French, Hastings, Parsons, Peterson, Warner**

**ABSTAIN: McGonigal**

**NOES: None**

**ABSENT: Berman**

**MOTION CARRIED.**

Next was review of Site Plan of Ellen Hackett for a re-subdivision of land located at 29 Strock Road, Pine City, New York, tax map 126.00-1-27.111 zoned Agricultural Residential.

Attorney Christopher Denton spoke remotely on behalf of Ms. Hackett. He explained that they would subdivide the property into two parcels. There will be a parcel with 15 acres and the parcel that the home is on will consist of 35.501 acres. Each parcel has setbacks that are in compliance with §525-24 Bulk and Density Control Schedule.

Hearing no other comments from the Board, Vice Chairwoman McGonigal made a motion to accept the Site Plan as presented with

conditions; Board Member Warner seconded the motion. The SEQR was an Unlisted Action with a Negative Declaration.

**Resolution No. 002-2022 PB**

**SITE PLAN APPROVAL GRANTED TO ELLEN HACKETT FOR A  
RESUBDIVISION OF LAND LOCATED AT 29 STROCK ROAD,  
TOWN OF SOUTHPORT, COUNTY OF CHEMUNG, STATE OF NEW YORK,  
TAX MAP #126.00-1-27.111 ZONED AGRICULTURAL RESIDENTIAL**

**Resolution by: McGonigal**  
**Seconded by: Warner**

**WHEREAS**, on or about January 13, 2022, Attorney Denton, on behalf of Ellen Hackett, 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 29 Strock Road, Town of Southport, tax map #126.00-1-27.111 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 February 7, 2022 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 as presented with conditions to Ellen Hackett for a resubdivision of land located at 29 Strock 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. There is a new deed created for these properties.
2. The deeds are filed with the County Real Property Tax Services and the Town's Assessor receives all copies of the paperwork.

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

No other business to come before the Board. Chairman Parsons made a motion to adjourn the meeting; Board Member Dygert 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