



TOWN OF SOUTHPORT

1139 Pennsylvania Avenue • Elmira New York 14904

PLANNING BOARD

Regular Meeting

Monday, March 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, March 7, 2022 at 7:00 p.m.

Board Members Present: Larry Berman
 Troy Dygert
 Jackie French
 John Hastings
 Chris Parsons, Chairman
 Trish Peterson
 Tracy Warner, Alternate (remote)

Board Member Absent: Jennifer McGonigal, Vice Chairwoman

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 February 7, 2022 meeting minutes. Hearing no comments, the Board accepted the minutes as presented.

Next on the agenda was re-appointment of Board Member Jackie French whose term expires April 1, 2022. Chairman Parsons made a motion to recommend to the Town Board to re-appoint Jackie French to the Planning Board for another term to expire April 1, 2029; Board Member Berman seconded the motion. No discussion on the motion. All in favor.

AYES: Berman, Dygert, French, Hastings, Parsons, Peterson

NOES: None

ABSENT: McGonigal, Warner

MOTION CARRIED.

Next was review of Site Plan of Ryan Richardson for a resubdivision of land located on Strouse Road & County Line Road, Pine City, New York, tax map 116.00-1-61.1 zoned Agricultural Residential.

Mr. Richardson explained that they will subdivide 5.514 acres that the house sets on from the original 85 acres. Part of the 85 acres is located in Steuben County. They will build a new house on the large parcel of land in the future. 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 Berman made a motion to accept the Site Plan as presented; Board Member Peterson seconded the motion. The SEQR was an Unlisted Action with a Negative Declaration. Chairman Parsons added the conditions:

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.

Resolution No. 003-2022 PB

SITE PLAN APPROVAL GRANTED TO RYAN RICHARDSON FOR A RESUBDIVISION OF LAND LOCATED AT STROUSE ROAD & COUNTY LINE ROAD, TOWN OF SOUTHPORT, COUNTY OF CHEMUNG, STATE OF NEW YORK, TAX MAP #116.00-1-61.1 ZONED AGRICULTURAL RESIDENTIAL

Resolution by: Berman
Seconded by: Peterson

WHEREAS, on or about February 7, 2022, Ryan Richardson 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 Strouse Road & County Line Road, Town of Southport, tax map # 116.00-1-61.1 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 March 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 Ryan Richardson for a resubdivision of land located at Strouse Road & County Line 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: Berman, Dygert, French, Hastings, Parsons, Peterson

NOES: None

ABSENT: McGonigal, Warner

MOTION CARRIED.

Next on the agenda was referral from the Town Board to review the Proposed Local Law No. 1 of 2022, a Temporary 12-month Moratorium for operating unlicensed retail businesses involving the transfer, distribution or sale of cannabis within the Town of Southport.

The Board discussed the sales tax revenue and that the Town has opted out of the sale or exchange of cannabis. The Board suggested a correction to Section 6.A HARDSHIP USE VARIANCES

An application for a variance plus seven (7) copies...

Board Member French made a motion to recommend that the Town Board accept the Proposed Local Law No. 1 of 2022, a Temporary 12-month Moratorium for operating unlicensed retail businesses involving the transfer, distribution or sale of cannabis within the Town of Southport with a change; Board Member Dygert seconded the motion. All were in favor.

AYES: Berman, Dygert, French, Hastings, Parsons, Peterson

NOES: None

ABSENT: McGonigal, Warner

MOTION CARRIED.

No other business to come before the Board. Board Member Dygert made a motion to adjourn the meeting; Board Member Peterson seconded the motion. All were in favor. The meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Michelle Murray
Planning Board Secretary

Original on file with Town Clerk

cc: Planning Board
Town Board
Town Clerk
Town Attorney