



# TOWN OF SOUTHPORT

1139 Pennsylvania Avenue • Elmira New York 14904

## PLANNING BOARD

### Meeting Minutes

Monday, May 1, 2023

7:00 pm

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

Board Member Absent: Larry Berman, Vice Chairman

Others Present: Peter Rocchi, Code Enforcement Officer  
Michelle Murray, Secretary

Chairwoman Peterson called the meeting to order on or about 7:00 p.m. She asked if the Board Members had any comments, questions, concerns, or corrections about the April 3, 2023 meeting minutes. Hearing no comments, Board Member French made a motion to accept the minutes of April 3, 2023 as presented; Board Member Warner seconded the motion. All were in favor. The Board accepted the minutes as presented.

Next was review of Site Plan of Jesse Carnrike to operate a Trading Card Gaming retail store located at 1600 Cedar Street, Elmira, New York, tax map 109.12-1-11 zoned Commercial Regional.

Mr. Carnrike explained that he will sell trading cards, video games, board games, and comics. He will host game tournament events for all ages. His store is comparable to Game Stop. His hours of operation will be Sunday through Saturday 10:00 a.m. to 8:00 p.m. He will install a sign per Town Code.

The Board discussed the occupancy load capacity for the site in the plaza. The Board is only approving the Site Plan that is presented. The applicant would have to apply for a separate Site Plan approval if another space in the plaza was to be used. Mr. Rocchi explained that the occupancy load for this Site Plan space would be 50 people or less because of the exit doors per New York State Fire Code.

There were no further comments from the Board. Chairwoman Peterson set a public hearing for Monday, June 5, 2023 at 7:00 p.m. or as soon thereafter as it can be heard.

In other business, Chairwoman Peterson discussed the training she attended at the Regional Leadership Conference. All Planning Board Members are required to attend a minimum of 75% of their Board meetings scheduled within a calendar year. A recommendation to the Town Board would be required for noncompliance and the official decision would be the Town Board's. Chairwoman Peterson wanted the requirements to be clear because there are three out of seven Members that have already missed three meetings.

The Board discussed adding another Alternate Board Member or online attendance. A recommendation would have to be made to the Town Board. A Board Member could resign if they could not commit to the training and attendance requirements.

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