



TOWN OF SOUTHPORT

1139 Pennsylvania Avenue • Elmira New York 14904

PLANNING BOARD

Meeting Minutes

Monday, August 7, 2023

7:00 pm

Board Members Present: Larry Berman, Vice Chairman
Jackie French
John Hastings
Jennifer McGonigal
Chris Parsons
Trish Peterson, Chairwoman
Tracy Warner

Board Member Absent: None

Others Present: Peter Rocchi, Code Enforcement Officer
Michelle Murray, Secretary
Megan Dorritie, Town Attorney

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 July 10, 2023 meeting minutes. Hearing no comments, Board Member French made a motion to accept the minutes of July 10, 2023 as presented; Vice Chairman Berman seconded the motion. All were in favor. The Board accepted the minutes as presented.

Public Hearing - Site Plan for Major Subdivision of Autumnview Way LLC
located at Autumnview Way
Tax map #108.00-1-34.11
Zoned Residential 1 (R1)

James Gensel with Fagan Engineers presented the proposed subdivision plan on behalf of David Cleary. They are proposing Single Family Home (SFH) subdivision on 4.8 acres of land for 11 lots. There will be an extension of the public water system with individual septic systems for each lot.

It was noted that the publication was in order, then the public hearing was opened for comment.

Ruth Stoddard, 23 Autumnview Way, Pine City. She was concerned about the mound septic systems being unsightly and the odor from them. She asked if the Single-Family Homes were within Town Code for that neighborhood.

Scott Arnold, 982 Hudson Acres Drive, Pine City. He asked about lot size and if it meets the current zoning or if a variance would be required. He had ground water issues and is concerned that new homes will add to his problem. He asked that the Engineer does their due diligence to consider the water table issues.

Joseph Morey, 21 Autumnview Way, Pine City. He talked about the high-water table and asked what 11 more houses would do to the water table issues. He asked if the new road would connect to Elmira Street.

Rich Wilbur, 19 Autumnview Way, Pine City. He stated they have had major water problems in the basement of their home. He asked if the new buildings would create run-off and where that water would go.

Rich Matthews, 976 Hudson Acres Drive, Pine City. He talked about the water ditch that runs at the end of Autumnview Way along the hillside. He stated that there are current issues with the ditch. He asked if the development would create additional issues for the ditch.

No one else wished to be heard, the public portion of the meeting was closed at 7:12 p.m. and was turned back over to the Planning Board.

Mr. Gensel addressed the questions and concerns stated by the public. The septic system design will be one septic system on one lot. The systems would be elevated designs. The Chemung County Health Department (CCHD) will approve the design for each construction. The landscaping would be done by the owner of the lot. If there are odors from existing septic systems, then the CCHD should be notified. Mound systems do not have any odor.

Mr. Gensel explained that the lot sizes will match the existing lots on Autumnview Way, no variance would be needed. It would be recommended that the homes be built slab-on-grade with no basements because of the water table. The water table is not impacted by construction of homes.

Phase 1 will have a temporary turn around and Phase 2 will have a branch turn around. The road will not connect to Elmira Street.

The Chapel Park water ditch, the asphalt paved water ditch, is not directly tributary to the development. The project is proposing drywell sets along the new road collecting the surface water.

The Town Attorney explained that the Planning Board will consider the comments and concerns stated at the meeting. A letter is out to the involved and interested agencies and they have until August 28 to comment. Then the Board will review SEQR for any environmental impacts for this application and make the determination whether there are any significant impacts. The Board would then approve the preliminary subdivision application. After that process is over is when the septic system will be approved by the CCHD who has exclusive control over how the septic is built.

Eugene Slater, 974 Hudson Acres Drive, Pine City. He asked if a duplex could still be built in that area. He asked about the pumps on the septic systems.

Rich Wilber, 19 Autumnview Way, ask the timeframe for completion of the project.

Ruth Stoddard, 23 Autumnview Way, Pine City. She asked if the road could be connected to Elmira Street to cut down on traffic.

Daryl Allington, 972 Hudson Acres Drive, Pine City. He asked where the construction would start. He asked if lots would be sold first or house built on the lot then sold.

John O'Connor, 12 Autumnview Way, Pine City. He stated he bought the last vacant lot on Autumnview Way. He asked if the lot sizes meet current Town Code.

Benjamin Butler, 1122 Country Lane, Pine City. He stated that Pine City is a nice neighborhood and the subdivision would be a great addition to the area.

Mr. Gensel explained that Phase 1 will be an extension of Autumnview Way. Construction of the road and the services must be constructed before selling lots. Construction will not begin until next year. Lot widths must be a minimum 100 feet and the proposed lot width is 120 feet. Only a SFH is allowed in the R1 zone. An aerobic system has a pump built in. The road will not connect to Elmira Street.

Teena Page, 1104 Country Lane, Pine City. She asked if the temporary turn around would accommodate a fire truck. Mr. Gensel stated that it will be a standard size to accommodate a fire truck.

Attorney Dorritie explained that all the Planning Board is looking at is dividing the parcels. When the developer does begin to build, the building permit is good for one year.

The Planning Board declared its intent to be Lead Agency at the July 10, 2023 meeting and the Notice will expire August 28, 2023. The discussion will continue at the September Planning Board meeting.

Next on the agenda was review of Site Plan of John Wilber to operate retail sales located at 922 Pennsylvania Avenue, Elmira, New York, tax map #109.07-1-37, zoned Commercial Regional.

Mr. Wilber explained he would like to sell pre-built sheds on the property. He will continue to sell vehicles there as well. He will install a sign at the corner. His hours of operation will be Monday through Friday from 8:00 a.m. to 5:00 p.m. and Saturday from 8:00 a.m. to 1:00 p.m. Vehicle repairs will be done at 923 Pennsylvania Avenue. He will install a light that will shine down.

The Code Enforcement Office has received complaints about the clear vision issue with the sheds along Pennsylvania Avenue. The Board discussed the clear vision issue and that the sheds and vehicles must be kept out of the right-of-way. Vehicles for sale must be parked 15 feet from the road right-of-way per Town Code Chapter 525-110 (3)(a). The Board asked for clarification of the Dealer's License and if it is extended to the 922 Pennsylvania Avenue location.

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

No other business to come before the Board. Board Member French made a motion to adjourn the meeting; Board Member Warner seconded the motion. All were in favor. The meeting was adjourned at 8:09 p.m.

Respectfully submitted,

Michelle Murray
Planning Board Secretary

Original on file with Town Clerk

cc: Planning Board
Town Board
Town Clerk
Town Attorney