

Planning Board Minutes---1/7/2008

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cc: Planning Board Members
Town Board Members
All Town Departments

January 7, 2008

Minutes of the Regular Meeting of the Town of Southport Planning Board held at the Town of Southport Town Hall, 1139 Pennsylvania Avenue, Elmira, New York, on January 7, 2008 at 7:00 pm.

MEMBERS PRESENT: Chairman John Scida, Michael Manzari, Frank May, Linda Olthof, Vice Chairman Michael Stephens

MEMBERS ABSENT: Daniel Smith, Linda Taft

OTHERS PRESENT: Code Enforcement Officer Peter Rocchi, Attorney Steven Barnstead, Councilperson Kathy Szerszen, Councilperson Joseph Roman

Chairman Scida called the meeting to order at 7:00 pm.

The Regular Meeting Minutes of December 3, 2007 were accepted as presented.

The first order of business for the New Year was to appoint the 2008 Chairperson, Vice Chairperson and Secretary for the Planning Board.

Chairman Scida called for nominations.

Linda Olthof nominated John Scida for Chairman and Micheal Stephens for Vice Chairman.

Frank May seconded the nomination.

A vote was taken.

AYES: M. Manzari, F. May, L. Olthof, M. Stephens, J. Scida

NOES: None.

ABSENT: D. Smith, L. Taft

CARRIED.

Chairman Scida then asked for the appointment of the Secretary position.

Mike Stephens nominated Jacquelyn French.

Mike Manzari seconded the nomination.

All present were in favor.

SITE PLAN REVIEW APPLICATION – SHEILA SILVERNAIL

Site Plan Review application from Sheila Silvernail for a consignment /thrift shop in the Southtown Plaza (former Tool Crib) located at 1600 Cedar Street. Property zoned Industrial 2.

DISCUSSION

Sheila Silvernail, or anyone affiliated with the Site Plan, failed to appear at this meeting. The Planning Board originally decided to consider this application in the later portion of the meeting, allowing the applicant to produce some representation.

After adequate allowance of time, this request was eventually tabled until the next Planning Board meeting (2/4/08) with the Code Enforcement Office responsible for contacting Ms. Silvernail to inquire if she is still interested in continuing the Site Plan Review (if not the request will be dismissed).

SITE PLAN REVIEW APPLICATION – STAN OLEVNIK

Site Plan Review application from Stan Olevnik to operate his tanning salon d/b/a darkTan Salons in the Drake Plaza (former Elmira Ammo) located at 964 Pennsylvania Avenue. Property is zoned Commercial 2.

DISCUSSION

Stan Olevnik's brother Donald Olevnik, (also a partner in the business) spoke on his behalf. Donald Olevnik stated that this business is also located in Horseheads, NY Geneva, NY and Canandaigua, NY.

Mr. Olevnik indicated that due to the "near move-in" condition of the site that there would be no modifications required to the structure.

Chairman Scida confirmed with Mr. Drake (owner of the Plaza) that all was satisfactory with him.

Frank May questioned the hours of operation as none were indicated on the application.

Mr. Olevnik stated that the hours (being the same at all locations) are Monday thru Saturday 9:00am to 9:00pm and Sundays 10:00am to 7:00pm.

There were no other concerns from the remaining Board members.

The SEQR is an unlisted action.

Motion made by Frank May to accept the Site Plan application as presented with the following stipulation:

1. Hours of operation to be Monday thru Saturday 9:00am to 9:00pm and Sunday 10:00am to 7:00pm.

RESOLUTION NO. 1-2008 PB

SITE PLAN APPLICATION GRANTED TO STAN OLEVNIK TO OPERATE HIS TANNING SALON D/B/A DARKTAN SALONS IN THE DRAKE PLAZA (FORMER ELMIRA AMMO) LOCATED AT 964 PENNSYLVANIA AVENUE

Resolution by: F. May
Seconded by: M. Stephens

WHEREAS, the Code Enforcement Officer of the Town of Southport received a Site Plan application from Stan Olevnik to operate his tanning salon d/b/a darkTan Salons in the Drake Plaza (former Elmira Ammo) located at 964 Pennsylvania Avenue, Elmira, New York, Town of Southport, Chemung County, Tax Identification Number 073600 109.06-3-19, and

WHEREAS, the Site Plan application was referred to the Planning Board of the Town of Southport pursuant to Chapter 431, Article 1 and 3 of the Municipal Code of the Town of Southport, and

WHEREAS, after due deliberation and review, it is

RESOLVED, that the Planning Board of the Town of Southport hereby grants Site Plan Review approval to Stan Olevnik to operate his tanning salon d/b/a darkTan Salons in the Drake Plaza (former Elmira Ammo) located at 964 Pennsylvania Avenue, Elmira, New York, Town of Southport, Chemung County, Tax Identification Number 073600 109.06-3-19 as presented with the following stipulations:

1. Hours of operation to Monday thru Saturday 9:00am to 9:00pm and Sundays 10:00am to 7:00pm.

AYES: M. Manzari, F. May, L. Olthof, M. Stephens, J. Scida
NOES: None
ABSENT: D. Smith, L. Taft
CARRIED.

SITE PLAN REVIEW APPLICATION – CHERIE D. MIDDAUGH

Site Plan Review application from Cherie Middaugh, d/b/a as P 8 N Feeds, to sell livestock feed and hay from barn built on her father's property located at 104 Comfort Hill Rd., Pine City, NY. (Zoning Board of Appeals has granted a use variance) Property is zoned Agricultural 1.

DISCUSSION

Ms. Middaugh stated that she planned on building the barn possibly in the spring. She indicated that the first portion of the barn will be used for the livestock feed and for other products such veterinarian supplies (i.e. worming supplies, etc.) allowing for the top portion to be used for hay storage.

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Frank May questioned the hours of operation as none were provided in the application. Ms. Middaugh stated that the store hours would be Monday thru Friday 9:00am to 7:00pm, Saturday 9:00am to 5:00pm and closed on Sundays. She also indicated that the feed would mainly be delivered also during those hours.

Chairman Scida along with Mike Stephens questioned the dimensions, scale and detail of the plan drawing presented with the application.

After lengthy discussion, the Site Plan Review was tabled until the next Planning Board meeting (2/4/08) for the purpose of allowing for more detailed information and a concise drawing to be presented.

Motion to Adjourn: L. Olthof

Seconded by: M. Manzari

The meeting was adjourned at 7:45 pm.

Respectfully submitted by

Jacquelyn L. French, secretary