

Original on file with Town Clerk

cc: Planning Board Members  
Town Board Members  
All Town Departments

April 2, 2007

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 April 2, 2007, at 7:00 pm.

**MEMBERS PRESENT:** Chairman John Scida, Michael Manzari, Frank May, Dan Smith, Linda Olthof, Mark Dalrymple, Vice Chairman Michael Stephens

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Code Enforcement Officer Peter Rocchi, Attorney Steven Barnstead, Town Consultant Ann Clarke, Supervisor David Sheen, Councilperson Joseph Roman

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

The Regular Meeting Minutes of March 5, 2007 were accepted as presented.

#### **SITE PLAN REVIEW APPLICATION – LEON TUTTLE**

Site Plan Review application from Leon Tuttle (tabled from March 5, 2007 meeting) for construction of additional storage buildings on his property (d/b/a Southport Mini Storage) located at 123 Bob Masia Drive. Planning Board previously granted Site Plan approval in December 2005 for storage shed and in August 2006 for construction for additional storage buildings at same site. Property is zoned Industrial 2.

#### **DISCUSSION**

The Board, along with the Code Enforcement Officer, was satisfied with the updated drawing/map and additional information necessary to proceed with the Site Plan Review. Attorney Barnstead noted the change from the initial plans to rectify a concern about the closeness of a couple of the buildings.

Mike Manzari questioned the change from solar lighting to electric.

Mrs. Kim Tuttle acknowledged the change in lighting and stated that they were waiting for NYSEG to advise as to where the unit needs to be available for installation.

Linda Olthof questioned the height of the new units, precisely the doors of the units.

Mrs. Tuttle responded that the doors would be 12' high by 8' wide.

**Motion** made by Linda Olthof to accept the Site Plan application as presented with the change of the proposed 100'x 20' buildings as indicated on the Site Plan drawing/map. Chairman Scida added to the motion that the SEQR is a type 2, unlisted action on this Site Plan.

Linda Olthof agreed to the addition to the motion.

**RESOLUTION NO. 5-2007 PB**

**SITE PLAN REVIEW APPLICATION APPROVAL GRANTED TO LEON TUTTLE FOR CONSTRUCTION OF ADDITIONAL STORAGE BUILDINGS ON HIS PROPERTY (D/B/A SOUTHPORT MINI STORAGE) LOCATED AT 123 BOB MASIA DRIVE**

**Resolution by: L. Olthof**  
**Seconded by: M. Darylmple**

**WHEREAS**, the Code Enforcement Officer of the Town of Southport received a Site Plan application from Leon Tuttle for construction of additional storage buildings on his property (d/b/a Southport Mini Storage) located at 123 Bob Masia Drive, Pine City, New York, Town of Southport, Chemung County, Tax Identification Number 073600 109.0-1-40.1, 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 Leon Tuttle for construction of additional storage buildings on his property (d/b/a Southport Mini Storage) located at 123 Bob Masia Dr., Pine City, Town of Southport, Chemung County, Tax Identification Number 073600 109.0-1-40.1 per the following adjustment:

1. Change to the proposed 100' x 20' buildings as indicated on the Site Plan drawing/map.

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

**SITE PLAN REVIEW APPLICATION – JOHN T. O’CONNOR**

Site Plan Review application submitted by John T. O’Connor for operation of a Plumbing and Heating business (d/b/a O’ Connor Plumbing & Heating) located at 121 S. Kinyon Street. Property is zoned Industrial 1.

**DISCUSSION**

Mike Stephens questioned the amount of traffic anticipated by the delivery of parts and equipment and if delivered by tractor-trailers or vans.

Mr. O’Connor responded by stating that most deliveries are made by smaller trucks or vans and that only a few times a year will there be delivery by a tractor-trailer. He also stated that all deliveries would be between the hours of operation stated in the application.

All other Board members found no concerns with the application and concluded that the business would have a positive impact on the neighborhood.

The SEQR is declared a type 2, unlisted action.

**Motion** made by Dan Smith to accept the Site Plan application as presented.

**RESOLUTION NO. 6-2007 PB**

**SITE PLAN REVIEW APPLICATION APPROVAL GRANTED TO  
JOHN T. O’CONNOR FOR OPERATION OF A PLUMBING AND HEATING  
BUSINESS (D/B/A O’CONNOR PLUMBING & HEATING) LOCATED AT  
121 SOUTH KINYON STREET**

**Resolution by: D. Smith**  
**Seconded by: M. Manzari**

**WHEREAS**, the Code Enforcement Officer of the Town of Southport received a Site Plan application from John T. O’Connor for operation of a Plumbing and Heating business (d/b/a O’Connor Plumbing & Heating) located at 121 S. Kinyon Street, Elmira, New York, Town of Southport, Chemung County, Tax Identification Number 073600 99.19-2-33, 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 John T. O’Connor for operation of a Plumbing and Heating business (d/b/a O’Connor Plumbing & Heating) located at 121 S. Kinyon Street, Elmira, New York, Town of Southport, Chemung County, Tax Identification Number 073600 99.19-2-33

**AYES:** M. Dalrymple, M. Manzari, L. Olthof, D. Smith, M. Stephens, J. Scida  
**NOYES:** None  
**ABSENT:** None  
**ABSTAIN:** F. May  
**CARRIED.**

## **SITE PLAN REVIEW APPLICATION – GREGORY SCHEEPSMA**

Site Plan Review application submitted by Gregory Scheepsma for change of ownership of The Homestead Inn (presently owned by Ben and Pat Cardamone) located at 1003 Caton Avenue. Property is zoned Commercial 2.

### DISCUSSION

Chairman John Scida question Code Enforcement Officer Pete Rocchi as to whether everything was in order for this request to proceed.

Mr. Rocchi responded that everything but the purchase offer has been presented.

Mr. Scheepsma stated that the physical purchase offer is currently at the lawyer's office.

Attorney Barnstead noted that the Board needs "something" indicating that Mr.

Scheepsma has authority to make the request whether it be written documentation or an oral acknowledgement.

Ann Clarke suggested the owner's make a verbal statement for the record indicating intent.

"For the record" Ben and Patricia Cardamone stated that they have already accepted the offer and as the current owner's they are in fact entering into a purchase offer with Mr. Scheepsma and give him authority to make the Site Plan request to the Planning Board.

Linda Olthof found no concerns due to the fact that there will be no changes in service or hours of operation.

Frank May was concerned with the lighting in the back of the building. He feels that there should be some additional lights installed.

Mr. Scheepsma acknowledged the concern and stated that some low wattage sensor lighting should be effective.

Ann Clarke suggested that the Board condition the Site Plan on confirmation of a final issuance of the liquor license and any required permits from the Health Department in the occupant's name.

The SEQR is a type 2, an unlisted action.

**Motion** made by Dan Smith to accept the Site Plan application as presented with the following stipulations:

1. Legal acceptance of the purchase offer.
2. Final issuance of the liquor license in new occupant's name.
3. Health Department certifications.

**RESOLUTION NO. 7-2007 PB**

**SITE PLAN REVIEW APPLICATION APPROVAL GRANTED TO GREGORY SCHEEPSMA FOR CHANGE OF OWNERSHIP OF THE HOMESTEAD INN (PRESENTLY OWNED BY BEN AND PAT CARDAMONE) LOCATED AT 1103 CATON AVENUE**

**Resolution by: D. Smith**  
**Seconded by: M. Stephens**

**WHEREAS**, the Code Enforcement Officer of the Town of Southport received a Site Plan application from Gregory Scheepsma for change of ownership of the Homestead Inn (presently owned by Ben and Pat Cardamone) located at 1103 Caton Avenue, Elmira, New York, Town of Southport, Chemung County, Tax Identification Number 109.7-2-74, 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 Gregory Scheepsma for change of ownership of the Homestead Inn (presently owned by Ben and Pat Cardamone) located at 1103 Caton Avenue, Elmira, New York, Town of Southport, Chemung County, Tax Identification Number 109.7-2-74 with the following conditions:

1. Legal acceptance of the purchase offer.
2. Final issuance of the liquor license in new occupant's name.
3. Health Department certifications.

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

“OTHER BUSINESS”

Discussion on the reappointment of Mr. Frank May as a member of the Planning Board – (his term of office expired April 1, 2007)

All Planning Board members were in agreement with recommending Mr. May for reappointment for a full term of office. Many stated that he “does his homework”, comes prepared to every meeting and has been an outstanding addition to the Planning Board.

Chairman Scida noted that he has written to Supervisor David Sheen with his personal recommendation and hopes that the Town Board reappoints Mr. May as of April 1, 2007.

Mark Darlymple inquired as to when the zoning changes may be established.

Ann Clarke stated that the first section of the process could possibly go before the Town Board by the June meeting (looking at the map, uses, density) and then hopefully by the Fall have something ready go to a public hearing.

The following meetings for zoning were noted:

1. April 16, 2007 at 4:00 pm in the Town Hall
2. April 30, 2007 at 4:00 pm in the Town Hall

SEQR training will be held on April 24, 2007 at 6:00 pm in the Town Hall.

**Motion to Adjourn: D. Smith**

**Seconded by: M. Manzari**

Meeting was adjourned at 7:40 pm.

Respectfully submitted by

Jacquelyn L. French, secretary