

Original on file with Town Clerk

cc: Planning Board Members
Town Board Members
All Town Departments

July 17, 2007

Minutes of the Special Meeting of the Town of Southport Planning Board held at the Town of Southport Town Hall 1139 Pennsylvania Avenue, Elmira, New York, on July 17, 2007 at 6:00 pm.

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

MEMBERS ABSENT: L. Taft

OTHERS PRESENT: Code Enforcement Officer Peter Rocchi, Town Consultant Ann Clarke, Councilperson Etta Dewey, Councilperson Kathy Szerszen

Chairman John Scida called the meeting to order at 6:00 pm.

DISCUSSION – REVIEW COMPLETE SET OF DRAWINGS FOR SPECIAL PERMIT & SITE PLAN APPLICATION - CHRISTIAN FAITH FELLOWSHIP CHURCH

Chairman Scida stated the sole purpose of this meeting was to review the complete set of drawings associated with the Special Permit & Site Plan application from the Christian Faith Fellowship Church. He noted that the drawings seemed suitable to the Board. Ann Clarke noted that there were some gaps in information that the applicant needs to address for the record:

1. Location and address storm water run off from parking lot and building
2. Location and address sewage disposal

When meeting previously with applicant there was an interim plan and then a long-term plan to address storm water run off due to the fact that the parking lot was not going to be paved initially.

Mr. Daniel Williams explained that their plan is to start with a gravel parking lot initially and then eventually paving, therefore having a system in place which would address both types of situations, but the details have not been finalized.

Ann suggested that if the gravel lot is what is being proposed initially, the Board could condition the pavement of that lot on the final storm water system being put in place prior to the pavement, so they would not have to come back for a modification due to proposing that as a long term plan.

Mike Manzari questioned if Fagan Engineering has conducted any traffic studies for visibility.

Mr. Williams stated that Fagan would conduct a study if it is required but after meeting with Mr. Merle Sebring from County Highway Department his only concern was from a sight distance standpoint (removal of the trees would be necessary) and with regard to the speed limit, (35 mph) signs are posted in that area.

Pastor Jim Crupi addressed any remaining pertinent questions with regard to activities of the fellowship (i.e. Bible study, Youth group, etc. – there will be no rummage sales, bingo, etc.)

All other questions regarding days and hours of operation, parking, signage, lighting, and height of building were addressed to the satisfaction of the Planning Board

Linda Olthof stated that Cornish Creek used to run thru that area and possibly some water problems may have to be addressed with no concern with other neighbors.

The SEQR was addressed with all the questions resulting in a negative declaration (see attached document)

Contributions to the discussion ensued from all present with a final decision to proceed with a Public Hearing set for August 6, 2007 at 7:30 pm

Meeting adjourned at 6:30 pm.

Respectfully submitted

Jacquelyn L. French, secretary