

Original on File with Town Clerk

cc: Planning Board Members
Town Board Members
All Town Board Members

June 4, 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 June 4, 2007 at 7:00 pm.

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

MEMBERS ABSENT: None

OTHERS PRESENT: Code Enforcement Officer Peter Rocchi, Attorney Steven Barnstead, Town Consultant Ann Clarke, Councilperson Kathy Szerszen

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

The Regular Meeting Minutes of May 7, 2007 were accepted as presented.

**SITE PLAN REVIEW APPLICATION – DR. EDWARD DAILEY
(tabled from May 7, 2007 Regular Planning Board Meeting)**

Site Plan Review application from Dr. Edward Dailey for addition to his existing dental office located at 907 Pennsylvania Avenue. Board of Appeals granted an area variance on March 21, 2007. Property is zoned Commercial 2.

DISCUSSION

Frank May questioned the area for the off street parking which is currently indicated as all grass on the submitted plan.

Dr. Dailey responded by stating that he plans to have that area paved for the off street parking spaces.

After further review, the remaining board members along with the Code Enforcement Officer had no other questions or concerns.

The SEQR is considered an unlisted action.

Motion made by Dan Smith to accept the Site Plan application as presented with the addendum letter and a negative declaration of the SEQR.

RESOLUTION NO. 9-2007 PB

**SITE PLAN REVIEW APPLICATION APPROVAL GRANTED TO DR.
EDWARD DAILEY FOR ADDITION TO HIS EXISTING DENTAL OFFICE
LOCATED AT 907 PENNSYLVANIA AVENUE**

Resolution by: M. Manzari
Seconded by: L. Olthof

WHEREAS, the Code Enforcement Officer of the Town of Southport received a Site Plan application from Dr. Edward Dailey for addition to his existing dental office located at 907 Pennsylvania Avenue, Elmira, New York, Town of Southport, Chemung County, Tax Identification Numbers 109.7-2-85 and 109.7-2-86, 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 Dr. Edward Dailey for addition to his existing dental office located at 907 Pennsylvania Avenue, Elmira, New York, Town of Southport, Chemung County, Tax Identification Numbers 109.7-2-85 and 109.7-2-86.

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

SITE PLAN REVIEW APPLICATION – HILL-ROM COMPANY, INC.

Site Plan application from Hill-Rom Company, Inc. for the operation of their business at 1493 Cedar Street. The business consists of maintaining specialty medical equipment at locations. Property is owned by Ransom Properties and zoned Industrial 1.

DISCUSSION

Pete Rocchi gave a brief description as to the purpose of this particular Site Plan application. He stated that Hill-Rom intends to lease a portion of an existing building to only store equipment.

Chairman Scida stated that this particular application is not actually considered a “Site Plan”. Since there are no intended renovations nor customer traffic, this is somewhat irregular.

Ann Clark explained that due to the nature of the current Law (which is in the process of being revised) any change of use at this location, even without any modification to anything on the site, requires Planning Board approval at this time. Ann also noted that due to the fact that there will be no changes, SEQR would be considered an unlisted action.

Mr. James R. Biggs, owner of Ransom Properties, stated that he has agreed to rent the front portion of his existing building to Hill-Rom representative Mr. Michael Biggs for storage of hospital beds while his own business will remain in the rear portion of the building.

Linda Olthof questioned as to how the operation is actually conducted.

Mr. Michael Biggs replied that the specialized hospital beds are doctor prescribed and contracted for temporary use only. As the only employee in this area, when paged, he picks up and delivers the beds from the hospitals and that this location is for storage purposes only.

There were no other questions or concerns from the remaining Board members.

Motion made by Mike Stephens to accept the Site Plan application as presented with the SEQR declared an unlisted action.

RESOLUTION NO. 10-2007 PB

SITE PLAN APPLICATION APPROVAL GRANTED TO HILL-ROM COMPANY, INC. FOR THE OPERATION OF THEIR BUSINESS LOCATED AT 1493 CEDAR STREET

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

WHEREAS, the Code Enforcement Officer of the Town of Southport received a Site Plan application from Hill-Rom Company, Inc. for the operation of their business located at 1493 Cedar Street, Elmira, New York, Town of Southport, Chemung County, Tax Identification Number 109.11-2-12, 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 Hill-Rom Company, Inc. for operation of their business located at 1493 Cedar Street, Elmira, New York, Town of Southport, Chemung County, Tax Identification Number 109.11-2-12

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

“OTHER BUSINESS” - PLANNING BOARD VACANCY

Planning Board Members reviewed the remaining letters previously submitted by the interested candidates. All members were in agreement with recommending Mrs. Linda Taft to fill the vacancy left by Mr. Mark Dalrymple. Mrs. Taft is familiar with the function of the Planning Board and would well serve the community in this capacity. **Motion** made by Chairman Scida to recommend the Town Board appoint Mrs. Linda Taft as a member of the Southport Planning Board.

Frank May seconded the motion.

All were in favor.

Motion to Adjourn: L. Olthof
Seconded by: M. Manzari

Meeting was adjourned at 7:25 pm.

Respectfully submitted by

Jacquelyn L. French, secretary