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cc: Planning Board Members  
Town Board Members  
All Town Departments

November 5, 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 November 5, 2007 at 7:00 pm.

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

**MEMBERS ABSENT:** None

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

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

The Regular Meeting Minutes of October 1, 2007 were accepted as presented.

**SPECIAL PERMIT & SITE PLAN REVIEW APPLICATION – WM. PEDRICK**

Special Permit & Site Plan Review application submitted by William W. Pedrick to allow mechanical work to be performed by tenants at his warehouse facilities located at 801-809 Hazel Street. Property is zoned Commercial 2.

**DISCUSSION**

Mr. Pedrick stated his objective is to get permission for his present and any future tenants to do mechanical work within his warehouse facilities.

Mr. Pedrick further stated that it is imperative for he and his family to have the warehouses (that have existed on his property for quite some time) occupied by tenants to generate income providing some relief of the taxes on said buildings.

Chairman Scida explained to Mr. Pedrick that the next step in the process is to have a Public Hearing on the issue.

With no further discussion, the Board set a Public Hearing for Monday December 3, 2007 at 7:15 pm.

### **7:15 PM PUBLIC HEARING – SPECIAL PERMIT & SITE PLAN REVIEW**

application from Dr. Edward Dailey for relocation of his dental practice from it's current location at 907 Pennsylvania Avenue to property located at 1268 Maple Avenue, 1270 Maple Avenue and 394 Raecrest Circle. Property is zoned Residential 2.

Attorney Barnstead read the legal notice as published in the Star Gazette, recognized the Affidavit of Mailing to the adjoining property owners and then opened the hearing to public comment.

#### **DISCUSSION**

Mr. Charles Eldridge residing at 1261 Maple Avenue, Town of Southport, requested that the applicant supply information regarding parking, access into the facility and the days and hours of operation.

Dr. Dailey submitted an aerial photo containing the proposed plan/drawing.

Mike Stephens noted that the dimensions of a typical parking space are 9' wide by 18' deep and the drawing shows only 15'.

Dr. Dailey acknowledged the error and surmised that it may have been a "typo". He assured the Board that he would comply with all dictated requirements.

Linda Olthof inquired about handicap parking and access.

Dr. Dailey noted that there would be a designated spot under the carport allowing for handicap entrance into the building.

Linda Olthof also questioned the main entrance into the building.

Dr. Dailey responded by indicating on the drawing that the main entrance would be from the parking lot in the back of the facility.

Pete Rocchi, along with Ann Clarke, had concerns with the location of the septic system.

Dr. Dailey again assured the Board he plans to comply with all stipulations.

All other issues regarding setback, signage and lighting were met with satisfaction.

The SEQRA was determined to be an unlisted action.

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

1. combine all three (3) parcels into only one (1) parcel.
2. provide fencing at the west boarder of the property.
3. provide a natural barrier at the south boarder of the property.
4. obtain Health Dept. approval for septic, not to conflict with Site Plan.
5. signage to be illuminated seven (7) days a week until 9:00 pm.
6. days and hours of operation Monday thru Friday 7:30 am – 5:00 pm with emergencies as necessary.

**continuation of the Motion** – recommend the Town Board grant the Special Permit request as presented with the aforementioned stipulations.

**RESOLUTION NO. 19-2007 PB**

**SITE PLAN APPROVAL GRANTED TO DR. EDWARD DAILEY AND  
RECOMMEND TOWN BOARD GRANT SPECIAL PERMIT FOR  
RELOCATION OF HIS DENTAL PRACTICE FROM IT'S CURRENT  
LOCATION AT 907 PENNSYLVANIA AVENUE TO PROPERTY LOCATED AT  
1268 AND 1270 MAPLE AVENUE AND 394 RAECREST CIRCLE**

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

**WHEREAS**, the Code Enforcement Officer of the Town of Southport referred the Special Permit request of Dr. Edward Dailey for relocation of his dental practice from it's current location at 970 Pennsylvania Avenue to property located at 1268 and 1270 Maple Avenue and 394 Raecrest Circle, Elmira, New York, Town of Southport, Chemung County, Tax Map Identification Numbers 073600 100.17-1-37, 38 and 39, all zoned Residential 2, and

**WHEREAS**, that application was referred to the Planning Board of the Town of Southport pursuant to the Town of Southport Municipal Code, and

**WHEREAS**, the Planning Board of the Town of Southport caused to be conducted a public hearing on Monday November 5, 2007 at 7:15 pm, after due posting and publication of the same was made, and the applicant presenting an Affidavit of Mailing affirming that notice of such public hearing was mailed to all property owners with two hundred feet of said property, in compliance with the Town of Southport Municipal Code, and

**WHEREAS**, at that public hearing, any and all individuals wishing to be heard were then and there given an opportunity to do so, and after due deliberation, investigation and consideration, it is

**RESOLVED**, that the Planning Board of the Town of Southport hereby grants Site Plan approval and recommends the Town Board of the Town of Southport approve the Special Permit request of Dr. Edward Dailey for relocation of his dental practice from it's current location at 907 Pennsylvania Avenue to property located at 1268 and 1270 Maple Avenue and 394 Raecrest Circle, Elmira, New York, Town of Southport, Chemung County, Tax Map Identification Number 073600 100.7-1-37, 38 and 39, with the following stipulations:

1. combine all three (3) parcels into only one (1) parcel.
2. provide fencing at the west boarder of the property.
3. provide a natural barrier at the south boarder of the property.
4. obtain Health Dept. approval for septic, not to conflict with Site Plan
5. signage to be illuminated seven (7) days a week until 9:00 pm
6. days and hours of operation Monday thru Friday 7:30 am – 5:00 pm with emergencies as necessary.

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

Ann Clarke thanked the Planning Board for the opportunity to have served as Consultant and announced with deep regret that this would be her final meeting with this Board. She has accepted a position (out of state starting 12/3/2007) as Sr. Vice President of the Rhode Island Airport Corp. (in charge of planning, engineering and environment). She plans on coming back to attend the key meetings pertaining to the new zoning and would be happy to answer any questions via e-mail.

**Motion to Adjourn: D. Smith**  
**Seconded by: L. Taft**

The meeting was adjourned at 8:25 pm.

Respectfully submitted by

Jacquelyn L. French, secretary