



# TOWN OF SOUTHPORT

1139 Pennsylvania Avenue • Elmira New York 14904

## PLANNING BOARD MEETING MINUTES

**Monday, October 3, 2016**  
**Regular Meeting**

Minutes of a regular meeting of the Town of Southport Planning Board held at the Town Hall, 1139 Pennsylvania Avenue, Elmira, New York on Monday, October 3, 2016 at 7:00 p.m.

Board Members Present: Larry Berman  
Jacquelyn French  
John Hastings, Alternate Board Member  
Linda Olthof  
Chris Parsons  
Michael Stephens, Chairman  
Tim Steed, Vice Chairman

Board Members Absent: Linda Taft

Others Present: Steven Barnstead, Town Attorney  
Peter Rocchi, Code Enforcement Officer  
Michelle Murray, Secretary

Chairman Stephens called the meeting to order at 7:00 p.m. He asked if the Board Members had any comments, questions, concerns or corrections about the September 6, 2016 minutes. Board Member Olthof questioned the number of practices approved on the Reese site plan. Chairman Stephens clarified that the minutes were correct. Hearing no other comments, the Board accepted the minutes as presented.

Next the Board reviewed the site plan amendment of John O'Connor to build a 40 foot by 80 foot addition to the existing building located at 121 South Kinyon Street, Elmira, New York.

Peter Rocchi, Code Enforcement Officer, did not have any concerns with the addition.

Mr. O'Connor explained that the building addition would be used for office space, restrooms and storage space with overhead doors. The lights would be night sky compliant. They plan to connect to the sewer. There would be no additional signs. There will be parking spaces in front of the addition.

Chairman Stephens asked the members of the community that were in attendance if they had any comments. There were no comments. There were no

further comments from the Board. Chairman Stephens set a public hearing for Monday, November 7, 2016 at 7:00 p.m. or as soon thereafter as it can be heard.

Next was review of the site plan amendment of Hurley Farms to expand the existing gravel mine located at 1543 Maple Avenue. Aaron Vergason with Hunt Engineers presented the application on behalf of Hurley Farms. He explained they are expanding the existing gravel mine by 42 acres from 28 acres for a total of 70 acres. They are not encroaching on the 100 foot levee. This increases the floodway storage space for the river so that there are no negative impacts on the floodways. The mine creates additional places for flood waters to go. There will continue to be a berm around the mine. There is a plan to make the mine into a small lake. It is a Full SEQR. The Department of Conservation (DEC) sent a letter requesting to be lead agency on the project for SEQR.

Attorney Barnstead explained there is no negative issue with DEC being lead agency. He explained that the State would override the Town on any issues. Chairman Stephens questions that the letter states Town of Bear and it may be a typo. Attorney Barnstead advised the Board to relinquish lead agency to the DEC and that the letter has a typographical error that should be corrected. Vice Chairman Steed explained that the Board can still provide input.

Chairman Stephens made a motion that the Town of Southport concedes lead agency status in this application to the DEC; Board Member Parsons seconded the motion. Discussion on the motion was that it is contingent upon a letter from the DEC specifying that the Town of Southport agree that DEC be designated lead agency with a SEQR review on this project.

**AYES: Berman, French, Hastings, Olthof, Parsons, Stephens**  
**ABSENT: Taft**  
**ABSTAIN: Steed**  
**NOES: None**  
**MOTION CARRIED**

Charles Collins of Kinner Hill Road, Pine City commented that the motion should be contingent upon a letter from the state specifying the Town of Southport instead of the Town of Bear that way it protects the Town as well as Mr. Hurley.

There were no further comments from the Board. Chairman Stephens set a public hearing for Monday, November 7, 2016 at 7:00 p.m. or as soon thereafter as it can be heard.

Other business to come before the Board was discussion about bicycle parking. Chairman Stephens discussed having a requirement within the Town code to have a place to secure a bicycle at places of business. He asked the Board to review for the November 2016 Planning Board meeting.

The next item discussed was Complete Streets. Chairman Stephens gave an example of an existing ordinance in Missouri. The policy would allow the Town to have input in the process of how the streets are improved to support the walk-able community

as stated in the Comprehensive Plan. The Board would review and discuss at the November 2016 meeting.

No other business to come before the Board. Board Member French made a motion to adjourn the meeting; Board Member Olthof seconded the motion. All in favor. The meeting was adjourned at 7:47 p.m.

Respectfully submitted,

Michelle Murray  
Planning Board Secretary

Original on file with Town Clerk

cc: Planning Board  
Town Board  
Town Clerk  
Town Attorney