



# TOWN OF SOUTHPORT

1139 Pennsylvania Avenue • Elmira New York 14904

## PLANNING BOARD

Meeting Minutes - AMENDED

Monday, May 5, 2025

7:00 pm

Board Members Present: Jackie French  
John Hastings  
Penny Page  
Chris Parsons  
Trish Peterson, Chairperson  
Rick Petzke  
Tracy Warner, Vice Chairperson

Board Members Absent: Liv Lovejoy, Alternate

Others Present: Peter Rocchi, Code Enforcement Officer  
Carolyn Renko, Town Clerk

Chairperson Peterson called the meeting to order at or about 7:00 pm. She asked if the Board Members had any comments, questions, concerns, or corrections about the minutes from the regular meeting on April 7, 2025. Hearing no comments, Board Member Petzke made a motion to accept the minutes as presented; Board Member Page seconded the motion. All were in favor. The Board accepted the minutes as presented.

**AYES: French, Hastings, Page, Parsons, Peterson, Petzke, Warner**

**NOES: None**

**ABSENT: Lovejoy**

**MOTION CARRIED.**

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Next was the referral from the Town Board, a Six-Month Moratorium Extension of the Temporary 12-month Moratorium for Operating Unlicensed retail businesses involving the transfer, distribution, or sale of cannabis within the Town of Southport.

Chairperson Peterson commented that any retail business should not be allowed in the Town of Southport whether they are selling cannabis or not if they

are not licensed. She also strongly agrees that the board should proceed with the moratorium until New York State puts forth additional guidelines.

Council Member Parsons questioned if New York State has made any changes to their policies that we know of. There are no known policy changes from New York State.

Council Member French inquired about the impact of Chemung County Planning Boards decision to deny the request for extension. Chemung County Planning Board's decision is just an opinion and has no effect on the Town's ability to pass this extension.

Council Member French made a motion that the Town Board extend the Six-Month Moratorium Extension of the Temporary 12-Month Moratorium for Operating Unlicensed Retail Business Involving the Transfer, Distribution, or Sale of Cannabis within the Town of Southport. Chairwoman Peterson seconded the motion. No discussion on the motion. All were in favor.

**AYES: French, Hastings, Page, Parsons, Peterson, Petzke, Warner**  
**NOES: None**  
**ABSENT: Lovejoy**  
**MOTION CARRIED.**

Next was review of the Site Plan Amendment of First Heritage Federal Credit Union located at 1707 Cedar St., Elmira, New York, tax map #109.08-7-66, zoned Commercial Regional.

Perry Specchio, representative for First Heritage, stated that they are seeking an adjustment to their site plan for removal of the fencing requirement for their branch located at 1707 Cedar St. in the Town of Southport. The existing fence was damaged in a windstorm and the credit union does not wish to replace it. The fence requirement was part of the initial approval when the property was purchased from Solutions Federal Credit Union and possibly dates back to the 1990's.

Mr. Specchio explained that some of the surrounding neighbors have installed stockade fencing for personal reasons. That would leave a rental property on Cedar St. as the only parcel without a border fence. Mr. Specchio stated that there is a small fence currently in place to provide privacy for customers using the drive through.

There were no further comments from the Board. Chairwoman Peterson made a motion to: (1)declare First Heritage's application complete; (2)preliminarily classify the application as Type II for SEQRA purposes pursuant to 6 NYCRR 617.5©(12) re: placement of fences; (3)confirming that no GML 239-m referral is required per an agreement with Chemung County Planning; and (4)scheduling

a public hearing for Manday, June 2, 2025 at 7:00 p.m. or as soon thereafter as it can be heard. The motion was seconded by Member Petzke and all Members voted in favor.

Chairwoman Peterson discussed registration for STC's 28th Annual Regional Leadership Conference at Corning Community College on Thursday, June 5, 2025 to be sure everyone who wanted to attend is registered.

No other business to come before the Board. Board Member French made a motion to adjourn the meeting; Vice Chairperson Warner seconded the motion. All were in favor. The meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Carolyn Renko  
Town Clerk, Town of Southport

Original on file with Town Clerk  
cc: Planning Board  
Town Board  
Town Clerk  
Town Attorney