



TOWN OF SOUTHPORT

1139 Pennsylvania Avenue · Elmira, NY 14904

PLANNING BOARD

Meeting Minutes

Tuesday, September 2, 2025

7:00 pm

Board Members Present:

Jackie French
John Hastings
Penny Page
Trish Peterson, Chairperson
Rick Petzke
Chris Parsons

Board Members Absent:

Tracy Warner, Vice Chairperson; Liv Lovejoy, Alternate

Others Present:

Peter Rocchi, Code Enforcement Officer, Jennifer Young, Secretary, Megan Dorritie, Town Attorney

Chairperson Peterson called the meeting to order at or about 7:00 pm.

Chairperson Peterson asked if the Board Members had any comments, questions, concerns, or corrections about the minutes from the regular meeting on August 4, 2025. No Members did. Board Member French made a motion to accept the minutes as presented; Board Member Page seconded the motion. All were in favor. The Board adopted the minutes as presented.

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

NOES: None

ABSENT: Lovejoy, Warner

MOTION CARRIED.

Public Hearing-

Site Plan of Maria Yaguachi to operate a nail salon at 1600 Cedar Street, Southport, New York, tax map #109.12-1-11.1, zoned Commercial Regional

At Chairperson Peterson's invitation, Ms. Yaguachi described the project as a nail salon with the operating hours of Monday through Saturday 9:30 a.m. to 8:00 p.m. and Sunday hours 10:00 a.m. to 8:00 p.m. The applicant confirmed that there were no changes to the application since the last meeting.

Chairperson Peterson opened the public hearing for comment at 7:04 p.m. No one wished to be heard, and the public portion of the meeting was closed at 7:05 p.m.

There were no further comments from the Board.

Resolution No. 005-2025 PB

APPROVAL OF SITE PLAN APPLICATION MADE BY MARIA YAGUACHI TO OPERATE A NAIL SALON IN AN EXISTING BUILDING LOCATED AT 1600 CEDAR STREET, TOWN OF SOUTHPORT, COUNTY OF CHEMUNG, STATE OF NEW YORK, TAX MAP #109.12-1-11.1 ZONED COMMERCIAL REGIONAL.

Member Petzke made a motion to: (1) confirm that the Application complete; (2) confirm that the Application is Type II for SEQRA purposes pursuant to 6 NYCRR 617.5(c)(1) re: maintenance or repair involving no substantial changes in an existing infrastructure or facility; (3) confirm that no GML 239-m referral is required per an agreement with County Planning; and (4) approve the Application as presented, including during discussion at open meetings, with no conditions. The motion was seconded by Chairperson Peterson and all Members voted in favor.

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

NOES: None

ABSENT: Lovejoy, Warner

MOTION CARRIED

Public Hearing- Amended Site Plan of Arbor Housing and Development to develop 60 units of senior apartments located at 1205 Plymouth Avenue, Elmira, New York, tax map #109.08-2-51, zoned Commercial Regional

At Chairperson Peterson's invitation, Brian Grose with Fagan Engineers presented the amended site plans to the Board. The original plan was to have 60 units comprised of traditional apartments and five townhomes. The amended plan has eliminated the five townhomes and will have one building with 60 units. Mr. Grose submitted the new layout with the townhomes removed.

Chairperson Peterson opened the public hearing for comment at 7:30 p.m. and the following comments were received:

Laure Eastwood of Plymouth Avenue asked:

How do we know the senior housing will be only for senior living?

Ira Manhoff of 830 Dutch Hill Road stated:

Noted a difference in project acreage and acreage disturbed in application. Went to 70 houses talking to residents and claimed none of them knew anything about the project. Mr. Manhoff feels information is being hidden from the public about the project. Mr. Manhoff put a FOIL request in for the meeting on August 5, 2025 and claims never received an answer. He also states that there are numerous hazardous sites within 2000 feet of the project site. Mr. Manhoff stated he feels the project space should be turned into a park instead. Concerned about community character and storm water plan.

J. Eastwood of Plymouth Avenue stated:

Concerned about drug issues and the police presence, agreed that it should be turned into a park and is not in favor of the housing project.

Tina Moore of 1173 Sherman Avenue stated:

There was nothing on the Town of Southport website about the meeting and pointed out that the calendar was incorrect with the planning board meeting date. It was listed as September 1st not the 2nd.

Tom Aber of 1155 Sherman Avenue stated:

Owns a property on Plymouth Avenue and is concerned with the increased traffic.

No one else wished to be heard.

There was a brief adjournment for Attorney/client meeting.

Upon return, Jamie Gensel from Fagan Engineers stepped forward wanting to answer some of the residents' questions to help clear things up. Mr. Gensel wanted to address the question of if the housing project would be 55 and older for residents. He said that because it's part of the NYS Homes and Community Renewal (HCR) Program, it is mandatory for residents to be over the age of 55. Another question that was asked was how many employment positions this housing project will create. Danielle from Arbor Housing stated that there will be two full-time employees hired to work at the housing development once construction is complete. No additional comments were received.

Resolution No. 006-2025 PB

**CONTINUATION OF PUBLIC HEARING AND COMMENT FOR AMENDED SITE
PLAN OF ARBOR HOUSING AND DEVELOPMENT TO DEVELOP 60 UNITS OF SENIOR
APARTMENTS LOCATED AT 1205 PLYMOUTH AVENUE, ELMIRA, NEW YORK, TAX
MAP #109.08-2-51, ZONED COMMERCIAL REGIONAL**

Chairperson Peterson made a motion to keep the public hearing open for written comments until October 1, 2025, at 4:00 p.m. and to continue the public hearing at the Planning Board's next meeting on October 6, 2025, at 7:00 p.m., or as soon thereafter as can be heard.

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

NOES: None

ABSENT: Lovejoy, Warner

MOTION CARRIED

No other business to come before the Board. Board Member French made a motion to adjourn the meeting; Board Member Page seconded the motion. All were in favor. The meeting was adjourned at 8:15 pm.

Respectfully submitted,

Jennifer Young

Secretary

Original on file with Town Clerk

cc: Planning Board

Town Board

Town Clerk

Town Attorney
