



TOWN OF SOUTHPORT  
1139 Pennsylvania Avenue • Elmira New York 14904

PLANNING BOARD  
Meeting Minutes

Monday, March 2, 2026  
7:00 pm

Board Members Present:

Jackie French  
John Hastings  
Trish Peterson, Chairperson  
Tracy Warner, Vice Chairperson  
Chris Parsons  
Penny Page  
Richard Petzke

Board Members Absent: None

Others Present: Peter Rocchi, Code Enforcement Officer, Megan Dorritie, Esq., Harter Secrest & Emery LLP, Attorney for the Planning Board, Samantha Born, Secretary for the Planning Board

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 February 2, 2026, meeting minutes. Hearing no comments, Vice Chairperson Warner made a motion to accept the minutes of February 2, 2026, as presented; Board Member French seconded the motion. All were in favor. The Board accepted the minutes of February 2, 2026, as presented.

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

**NOES: None**

**MOTION CARRIED.**

**Public Hearing** –Site Plan Application of Jovon Moss to operate a mechanical repair shop located at 836 Broadway, Elmira, NY 14904, tax map # 109.06-1-8, zoned CN for Commercial Neighborhood.

Chairperson Peterson opened the public hearing at or about 7:04 p.m. It was noted that the publication was in order, then the public hearing was open for comment.

Jovon Moss explained that he is seeking to operate a mechanical repair shop. No one from the public came forth to comment during the hearing. Chairperson Peterson closed the public hearing, after which general discussion was had by the Planning Board.

**RESOLUTION NO. 009-2026 PB  
TOWN OF SOUTHPORT**

**Resolution by: Peterson**  
**Seconded by: French**

**WHEREAS**, on or about January 21, 2026, Jovan Moss, on his own behalf and that of Moss Motorworks, LLC (the “Applicant”), for property located at 836 Broadway, Elmira, NY, zoned Commercial Neighborhood (the “Property”), applied for site plan approval to operate a vehicle repair shop at the Property (the “Application”); and

**WHEREAS**, at its meeting on February 2, 2026, the Planning Board conducted a preliminary review of the Application and: (1) declared the Application complete for purposes of scheduling a public hearing; (2) preliminarily classified the Application as Type II under SEQRA, thus indicating that no additional environmental review is required; (3) scheduled a public hearing on the Application for March 2, 2026, and directing the Planning Board Clerk to publish notice of the same as required by all applicable laws; and (4) noted that no referral to County Planning per GML 239-m is required per the Town’s agreement with County Planning; and

**WHEREAS**, the Town Planning Board conducted a public hearing on March 2, 2026, at 7:00 p.m., after all postings and publications were completed in accordance with all applicable laws; and

**WHEREAS**, at the public hearing, all individuals wishing to be heard, were without delay, given the opportunity to do so. No comments or concerns were made by the public; and

**WHEREAS**, the Board discussed the Application and noted that they had no questions.

**NOW THEREFORE IT BE RESOLVED**, that The Town Planning Board hereby: (1) declares the Application received, along with supplemental materials and testimony before the Planning Board; (2) declares the Application complete; (3) declares any Application irregularities are hereby waived; (4) confirms that the preliminary SEQRA classification is correct, namely Type II per definition in NYCRR 617.5(c)(18) for reuse of a commercial structure where the use is permitted under the applicable zoning laws, including permitted by special use permit; (5) confirms that no referral to the County Planning Board is required under GML 239-m per the town's agreement with Chemung County Planning Board and; (6) approves the application as presented in the record.

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

**NOES: None**

**MOTION CARRIED.**

**Public Hearing** – Continuation of Site Plan of PTV 1454, LLC to construct a 9,100-sf commercial retail building located at 1550 Cedar Street, Elmira, New York, tax map 109.12-1-10, zoned Commercial Regional.

Chairperson Peterson opened the public hearing at or about 7:23 p.m. It was noted that the publication was in order, then the public hearing was open for comment.

Jeremy Hummel from Larson Design Group explained project, provided updates, and addressed comments from Labella. General discussion was had. Jeremy will be submitting responses in writing prior to the next public hearing.

**RESOLUTION NO. 0011-2026 PB  
TOWN OF SOUTHPORT**

**Resolution by: Warner**

**Seconded by: Petzke**

**WHEREAS**, the Town planning board conducted a public hearing on March 2, 2026, at 7:00 p.m., after all postings and publications were completed in accordance with all applicable laws; and

**WHEREAS**, at the public hearing, all individuals wishing to be heard, were without delay, given the opportunity to do so. No comments or concerns were made by the public; and

**WHEREAS**, Chairperson Warner made a motion to keep the public hearing open to allow the Applicant to supplement the Application; Board member Petzke seconded the motion.

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

**NOES: None**

**MOTION CARRIED.**

**Public Hearing-** Site Plan Application for Bell Atlantic Mobile Systems LLC d/b/a Verizon, to co-locate and operate a “micro cell” wireless telecommunications facility on a replacement utility pole located in front of 907 Broadway St (County Route 79), tax map #109.06-1-80.1, Town of Southport, Chemung County, New York (Verizon Wireless’ “Broadway School” site); zoned Commercial Neighborhood

Chairperson Peterson opened the public hearing at or about 7:31 p.m. It was noted that the publication was in order, then the public hearing was open for comment.

Steve Fantuzzo (representative from Nixon Peabody for Bell Atlantic Mobile Systems LLC d/b/a Verizon) explained the project and provided updates. No one from the public came forth to comment during the hearing. Chairperson Peterson closed the public hearing, after which discussion was had by the Planning Board, including completion of the SEQRA EAF Part 2 form.

**RESOLUTION NO. 012-2026 PB  
TOWN OF SOUTHPORT**

**Motion by: Peterson  
Second by: Warner**

**WHEREAS**, on or about, January 15, 2026 , Bell Atlantic Mobile Systems LLC d/b/a Verizon (the “Applicant”) submitted an application to co-locate and operate a “micro cell” wireless telecommunications facility on a replacement utility pole located in front of 907 Broadway St (County Route 79), tax map #109.06-1-80.1, Town of Southport, Chemung County, New York, zoned Commercial Neighborhood (the “Application”); and

**WHEREAS**, at its meeting on February 2, 2026, the Planning Board conducted a preliminary review of the Application and: (1) declared the Application complete for purposes of scheduling a public hearing; (2) preliminarily classified the Application as Unlisted under SEQRA; (3) scheduled a public hearing on the Application for March 2, 2026, and directing the Planning Board Clerk to publish notice of the same as required by all applicable laws; and (4) noted that no referral to County Planning per GML 239-m is required per the Town’s agreement with County Planning; and

**WHEREAS**, the Town Planning Board conducted a public hearing on March 2, 2026, at or about 7:00 p.m., after all postings and publications were completed in accordance with all applicable laws; and

**WHEREAS**, at the public hearing, all individuals wishing to be heard, were without delay, given the opportunity to do so. No comments or concerns were made by the public; and

**WHEREAS**, the Board discussed the Application and noted that they had no questions. The Planning Board then reviewed each question on the EAF Part 2, finding for each question that the project described in the Application would have little no adverse environmental impacts.

**NOW THEREFORE IT BE RESOLVED**, that The Town Planning Board hereby: (1) declares the Application received, along with supplemental materials and testimony before the Planning Board; (2) declares the Application complete; (3) declares any Application irregularities are hereby waived; (4) confirms that the preliminary SEQRA classification is correct, namely Unlisted; (5) issues a negative declaration; (6) confirms that no referral to the County Planning Board is required under GML 239-m per the town’s agreement with Chemung County Planning Board; (7) approves the application as presented in the record; and (8) authorizes the Planning Board Chairperson to sign all documents necessary to effectuate this resolution.

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

**NOES: None**

**MOTION CARRIED.**

**Public Hearing-** Site Plan Application for small cell permit from the Planning Board by Bell Atlantic Mobile Systems LLC d/b/a Verizon, to co-locate and operate a “micro cell” wireless telecommunications facility on a replacement utility pole located in front of 969 Pennsylvania Ave (County Route 69), tax map #109.07-6-8, Town of Southport, Chemung County, New York (Verizon Wireless’ “Pennlaurel” site); zoned Commercial Regional.

Chairperson Peterson opened the public hearing at or about 7:37 p.m. It was noted that the publication was in order, then the public hearing was open for comment.

Steve Fantuzzo (representative from Nixon Peabody for Bell Atlantic Mobile Systems LLC d/b/a Verizon) explained the project and provided updates. No one from the public came forth to comment during the hearing. Chairperson Peterson closed the public hearing, after which discussion was had by the Planning Board, including completion of the SEQRA EAF Part 2 form.

**RESOLUTION NO. 0014-2026 PB  
TOWN OF SOUTHPORT**

**Motion by: Peterson  
Second by: French**

**WHEREAS**, on or about, January 15, 2026, Bell Atlantic Mobile Systems LLC d/b/a Verizon (the “Applicant”) submitted an application to co-locate and operate a “micro cell” wireless telecommunications facility on a replacement utility pole located in front of 969 Pennsylvania Ave (County Route 69), tax map #109.07-6-8, Town of Southport, Chemung County, New York, zoned Commercial Neighborhood (the “Application”); and

**WHEREAS**, at its meeting on February 2, 2026, the Planning Board conducted a preliminary review of the Application and: (1) declared the Application complete for purposes of scheduling a public hearing; (2) preliminarily classified the Application as Unlisted under SEQRA; (3) scheduled a public hearing on the Application for March 2, 2026, and directing the Planning Board Clerk to publish notice of the same as required by all applicable laws; and (4) noted that no referral to County Planning per GML 239-m is required per the Town’s agreement with County Planning; and

**WHEREAS**, the Town Planning Board conducted a public hearing on March 2, 2026, at or about 7:00 p.m., after all postings and publications were completed in accordance with all applicable laws; and

**WHEREAS**, at the public hearing, all individuals wishing to be heard, were without delay, given the opportunity to do so. No comments or concerns were made by the public; and

**WHEREAS**, the Board discussed the Application and noted that they had no questions. The Planning Board then reviewed each question on the EAF Part 2, finding for each question that the project described in the Application would have little to no adverse environmental impacts.

**NOW THEREFORE IT BE RESOLVED**, that The Town Planning Board hereby: (1) declares the Application received, along with supplemental materials and testimony before the Planning Board; (2) declares the Application complete; (3) declares any Application irregularities are hereby waived; (4) confirms that the preliminary SEQRA classification is correct, namely Unlisted; (5) issues a negative declaration; (6) confirms that no referral to the County Planning Board is required under GML 239-m per the town's agreement with Chemung County Planning Board; (7) approves the application as presented in the record; and (8) authorizes the Planning Board Chairperson to sign all documents necessary to effectuate this resolution.

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

**NOES: None**

**MOTION CARRIED.**

**Public Hearing-** Site Plan Application for Bell Atlantic Mobile Systems LLC d/b/a Verizon, to co-locate and operate a "micro cell" wireless telecommunications facility on a replacement utility pole located in front of 1118 Charles St, tax map #109.08-4-55, Town of Southport, Chemung County, New York (Verizon Wireless' "Richard St" site); zoned Residential 3

Chairperson Peterson opened the public hearing at or about 7:45 p.m. It was noted that the publication was in order, then the public hearing was open for comment.

Steve Fantuzzo (representative from Nixon Peabody for Bell Atlantic Mobile Systems LLC d/b/a Verizon) explained the project and provided updates. No one from the public came forth to comment during the hearing. Chairperson Peterson closed the public hearing, after which discussion was had by the Planning Board, including completion of the SEQRA EAF Part 2 form.

**RESOLUTION NO. 0016-2026 PB  
TOWN OF SOUTHPORT**

**Motion by: Haskins**  
**Second by: Peterson**

**WHEREAS**, on or about, January 15, 2026, Bell Atlantic Mobile Systems LLC d/b/a Verizon (the "Applicant") submitted an application to co-locate and operate a "micro cell" wireless telecommunications facility on a replacement utility pole located in front of 1118 Charles St, tax map #109.08-4-55, Town of Southport, Chemung County, New York, zoned Commercial Neighborhood (the "Application"); and

**WHEREAS**, at its meeting on February 2, 2026, the Planning Board conducted a preliminary review of the Application and: (1) declared the Application complete for purposes of scheduling a public hearing; (2) preliminarily classified the Application as Unlisted under SEQRA; (3) scheduled a public hearing on the Application for March 2, 2026, and directing the Planning Board Clerk to publish notice of the same as required by all applicable laws; and (4) noted that no referral to County Planning per GML 239-m is required per the Town's agreement with County Planning; and

**WHEREAS**, the Town Planning Board conducted a public hearing on March 2, 2026, at or about 7:00 p.m., after all postings and publications were completed in accordance with all applicable laws; and

**WHEREAS**, at the public hearing, all individuals wishing to be heard, were without delay, given the opportunity to do so. No comments or concerns were made by the public; and

**WHEREAS**, the Board discussed the Application and noted that they had no questions. The Planning Board then reviewed each question on the EAF Part 2, finding for each question that the project described in the Application would have little to no adverse environmental impacts.

**NOW THEREFORE IT BE RESOLVED**, that The Town Planning Board hereby: (1) declares the Application received, along with supplemental materials and testimony before the Planning Board; (2) declares the Application complete; (3) declares any Application irregularities are hereby waived; (4) confirms that the preliminary SEQRA classification is correct, namely Unlisted; (5) issues a negative declaration; (6) confirms that no referral to the County Planning Board is required under GML 239-m per the town's agreement with Chemung County Planning Board; (7) approves the application as presented in the record; and (8) authorizes the Planning Board Chairperson to sign all documents necessary to effectuate this resolution.

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

**NOES: None**

**MOTION CARRIED.**

**Other business to come before the Board**-The re-appointment of Board member Richard Petzke as his current term is set to expire April 1, 2026.

**RESOLUTION NO. 0018-2026 PB  
TOWN OF SOUTHPORT**

**Motion by: Warner**

**Second by: Parsons**

**WHEAREAS**, Vice Chairperson Warner made a motion for a referral to the Southport Town Board for re-appointment. Board member Parsons seconded the motion.

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

**NOES: None**

**Abstain: Petzke**

**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.

Respectfully submitted,

Samantha Born

Planning Board Secretary

Original on file with Town Clerk

cc: Planning Board

Town Board

Town Clerk Town Attorney