



TOWN OF SOUTHPORT
1139 Pennsylvania Avenue • Elmira New York 14904

PLANNING BOARD
Meeting Minutes

Monday, May 04, 2026
7:00 pm

Board Members Present: Kent Collier
John Hastings
Trish Peterson, Chairperson
Tracy Warner, Vice Chairperson
Chris Parsons
Richard Petzke

Board Members Absent: Jackie French
Penny Page

Others Present: Peter Rocchi, Code Enforcement Officer, Samantha
Born, Secretary for the Planning Board,

Chairperson Peterson called the meeting to order at or about 7:00 p.m. Chairperson Peterson asked if the Board Members had any comments, questions, concerns, or corrections about the April 06, 2026, meeting minutes. Hearing no comments, Board member Petzke made a motion to accept the minutes of April 6, 2026, as presented; Vice Chairperson Warner seconded the motion. All were in favor. The Board accepted the minutes of April 06, 2026, as presented.

AYES: Hastings, Peterson, Collier, Parsons, Warner, Petzke
NOES: None
MOTION CARRIED.

Public Hearing – Site Plan of Rex Travis to open and operate a furniture sale store and swap/donation shop located at 823 and 825 Pennsylvania Avenue, Elmira New York, 14904, tax map # 99.19-2-67 and #99.19-2-66, zoned CR for Commercial Regional.

Chairperson Peterson opened the public hearing at or about 7:05 p.m. It was noted that the publication was in order, then the public hearing was open for comment.

Rex Travis, applicant, stated that he is seeking to amend the previous amendment to the original application of a sub shop/ furniture store to open and operate a furniture sale store and swap/donation shop and instead would like to open a furniture sales store and thrift shop. Applicant stated that he would like to donate 5 or 10 percent of the proceeds from both businesses to children with autism and give the community a place where they can purchase furniture and items at a minimal cost as many cannot afford these items even at secondhand stores. Discussion was had between the board members and Applicant regarding hours of operation, entrance points into the building, and parking. Hours of operation will be Monday through Saturday, 9:00 a.m. to 10:00 p.m.

Chairperson Peterson asked if anyone from the public had any questions, concerns or comments.

Jerry Doland addressed the board with questions regarding a noise ordinance as he resides next to the location. Pete Rocchi informed Jerry Doland that there is no existing noise ordinance in the Town of Southport.

Hearing no other questions, comments, or concerns from the public. Chairperson Peterson closed the public hearing at 7:09 p.m.

**RESOLUTION NO. 0024-2026 PB
TOWN OF SOUTHPORT**

**Resolution by: Peterson
Seconded by: Parsons**

WHEREAS, on or about March 17, 2026, Rex Travis, on his own behalf (the "Applicant"), for property located at 823 and 825 Pennsylvania Avenue, Elmira New York, 14904, tax map # 99.19-2-67 and #99.19-2-66, zoned CR for Commercial Regional, (the "Property"), applied to open and operate a furniture sale store and sub shop at the Property (the "Application"); and

WHEREAS, at its meeting on April 06, 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 May 04, 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 May 04, 2026, at 7:05 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.; and

WHEREAS, the Board discussed the Application and all questions were addressed; and

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 with conditions, and

BE IT FURTHER RESOLVED, the Planning Board hereby requires, as conditions of site plan approval, the following:

- 1.The approved use will be for a rent to own furniture store and a thrift shop.
2. A 10x10 shed will be placed on the property to store donated furniture.
3. There will be no items stored in the parking lot or on the property outside of the shed or the inside of the store itself.
4. Drop off and donations are only to be during business hours of operation.

AYES: Hastings, Peterson, Collier, Parsons, Warner, Petzke

NOES: None
MOTION CARRIED.

No other business to come before the Board.

Board Member Hastings made a motion to close the meeting. Board member Parsons seconded the motion. All were in favor. The meeting was closed at 7:22 p.m.

Respectfully submitted,

Samantha Born
Planning Board Secretary

Original on file with Town Clerk

cc: Planning Board
Town Board
Town Clerk Town Attorney

DRAFT