



TOWN OF SOUTHPORT
1139 Pennsylvania Avenue • Elmira New York 14904

PLANNING BOARD
Meeting Minutes

Monday, July 6, 2026
7:00 pm

Board Members Present: Kent Collier
John Hastings
Trish Peterson, Chairperson
Tracy Warner, Vice Chairperson
Jackie French
Penny Page

Board Members Absent: Chris Parsons
Richard Petzke

Others Present: Peter Rocchi, Code Enforcement Officer; Megan
Dorritie, Esq., Harter Secrest & Emery LLP, Attorney for
the Planning Board; Marianne Schrom, Acting
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 June 14, 2026, meeting minutes.
Member French asked that the minutes reflect comments made at the June
meeting that the Town Board should consider a moratorium on data centers
given the recent moratorium on large data centers passed by the NYS
Legislature. Member French then made a motion to accept the minutes of the
June meeting 4, 2026, as presented, with the addition she mentioned;
Chairperson Peterson seconded the motion. All were in favor. The Board
accepted the minutes of June 1, 2026, as presented, with the addition noted.

Public Hearing: Site Plan Application of Julie Crawford to add 15 additional apartments to the interior of the structure for the purpose of creating rental apartments for the elderly population located at 1050 Pennsylvania Ave, Elmira, NY 14904, tax map # 109.06-4-5, zoned CN for Commercial Neighborhood.

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.

Julie and Steve Crawford, applicant, described the project generally and informed the Board that there have been no changes to the project since the June meeting.

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

No one came forward to speak about the project.

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

**RESOLUTION NO. 0027-2026 PB
TOWN OF SOUTHPORT**

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

WHEREAS, on or about May 14, 2026, Julie Crawford, on her own behalf (the "Applicant"), for property located at 1050 Pennsylvania Ave, Elmira, NY 14904, tax map # 109.06-4-5, zoned CN for Commercial Neighborhood. (the "Property"), applied to add 15 additional apartments to the interior of the structure for the purpose of creating rental apartments for the elderly population at the Property (the "Application"); and

WHEREAS, at its meeting on June 1, 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 action per 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, thus indicating that no additional environmental review is required; (3) scheduled a public hearing on the Application for July 6, 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, after due posting and publication was made in compliance with the all applicable laws, the Planning Board conducted a public hearing on the Application on July 6, 2026, at or about 7:05 p.m.; and

WHEREAS, at that public hearing, any and all individuals wishing to be heard were then and there given the opportunity to do so; and

WHEREAS, no one came forward to speak about the Application, and the hearing was closed at or about 7:09 p.m.

NOW THEREFORE IT BE RESOLVED, that The Town Planning Board hereby: (1) declares the Application complete; (2) confirms that the SEQRA classification is Type II per the 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 and confirms that no additional environmental review is required; (3) states that no referral to the County Planning Board is required under GML 239-m per the town's agreement with Chemung County Planning Board; (4) waives any application procedures to which the application did not conform; and (5) approves the Application as presented.

AYES: Hastings, Peterson, Page, French, Warner, Collier

NOES: None

ABSENT: Petzke, Parsons

MOTION CARRIED.

Other business to come before the board was a general discussion of the progress made by the Town Board on revising the Comprehensive Plan and a later opportunity for the Planning Board to provide comments.

No other business to come before the Board.

Chairperson Peterson made a motion to close the meeting. All were in favor.
The meeting was closed at 7:59 p.m.

Respectfully submitted,

Marianne Schrom
Acting Planning Board Secretary

Original on file with Town Clerk

cc: Planning Board
Town Board
Town Clerk Town Attorney