



TOWN OF SOUTHPORT

1139 Pennsylvania Avenue • Elmira New York 14904

PLANNING BOARD

Meeting Minutes

Tuesday, September 1, 2026

7:00 pm

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

Others Present: Peter Rocchi, Code Enforcement Officer;
Megan Dorrite, Esq. Harter Secrest & Emery
LLP, Attorney for the Planning Board; Kent Collier,
Alternate; Marianne Schrom, Deputy Town Clerk;
Kaylee Semski, Acting Planning Board Secretary

Chairperson Peterson called the meeting to order at or about 7:05 p.m. She asked if the board members had any comments, questions, concerns, or corrections about the July 6, 2026 meeting minutes. Hearing no comments, board member French made a motion to accept the minutes of July 6, 2026, as presented; board member Warner seconded the motion. All were in favor. The board accepted the minutes as presented.

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

NOES: None

MOTION CARRIED

Next on the agenda was a referral from the Town Board to review the Comprehensive Plan update.

After lengthy review and discussion of the Comprehensive Plan, the Planning Board concluded there was potential need for the Town board to add standards for the siting of data centers within the Comprehensive plan. When

reviewing applications, it would give the Planning board appropriate directions to follow.

The Town Planning board members examined the section of the Comprehensive Plan mentioning the revision of the Town's solar and battery energy storage system regulations. The Board had in-depth discussions about ensuring these standards coincide with current legal landscape and resident concerns.

In reviewing the Comprehensive Plan, it was conveyed by the board members the potential to streamline the site plan application process regarding small businesses moving into existing retail/ commercial spaces. The board members concluded the streamlining of these plans would potentially give businesses incentive to locate within town limits, by eliminating several lengthy approval processes.

The Planning board members reviewed the section about Complete Streets within the Comprehensive plan. There was recommendation to communicate to the Town Board the potential for revisions to the Complete Street section. Ensuring adequate direction for the Planning Board during the approval process of such.

After the Planning boards review of the Comprehensive Plan as referred by the Town Board, the following motion to submit a letter of endorsement, with comments, to the Town Board was presented by Board member French. Which was seconded by board member Parsons.

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

NOES: None

MOTION CARRIED

No other business to come before the board. Board member Page made a motion to adjourn the meeting; board member Petzke seconded the motion. All were in favor. The meeting was adjourned at 8:06 p.m.

Respectfully submitted,

Kaylee Semski
Planning Board Secretary

Original on file with Town Clerk

cc: Planning Board
Town Board
Town Clerk
Town Attorney