TOWN OF SOUTHPORT

1139 Pennsylvania Avenue • Elmira New York 14904

PLANNING BOARD
Meeting Minutes

Monday, October 5, 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; Kent Collier, Alternate; Marianne Schrom, Deputy Town Clerk; Kaylee Semski, Planning Board Secretary

Chairperson Peterson called the meeting to order at or about 6:59 p.m. She asked if the board members had any comments, questions, concerns, or corrections about the September 1, 2026, meeting minutes. Hearing no comments, Board Member Petzke made a motion to accept the minutes of September 1, 2026, as presented; Board Member Page 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 preliminary review of the Site Plan Application of Owen Spring to operate an automobile detailing business located at 921 Pennsylvania Avenue, Elmira, New York 14904, tax map # 109.07-2-77, zoned Commercial Regional.

Mr. Spring explained he owns Deniero's Auto Detailing and described the type of work he was wishing to provide. This included cosmetic work, waxing, buffing,

polishing, detailing: interior and exterior, and tinting windows. He also stated that there is to be no body work done.

Board Member Warner asked what Mr. Spring planned for hours of operation. He expressed they would be 7am to 7pm, as explained by Board Member French that it is better to have extended hours from the start than to have to come back going through the approval process all over again. Workdays would be Monday through Friday. There is to be no work done during the weekends.

Members of the Board questioned the set-up regarding the physical building and parking area. Mr. Spring described that there is plenty of existing space for off- street parking. There will be no structural change to the existing garage and there is a sign that has been placed on the front of the garage, Code Enforcement Officer Rocchi explained was approved.

The Board then discussed the concern with environmental issues inquiring what type of supplies Mr. Spring is to use and the areas on the automobile that would be cleaned. Mr. Spring clarified that there would not be any products used that would hurt the environment. He would not be preforming engine washing and the tinting would be able to peel off without the use of any chemicals.

The Board also expressed the concern of tint laws and who was liable for the percent of tint being within state laws. Mr. Spring assured the board that it would be on the driver. No liability would fall on him.

THEREFORE, the Town Planning Board hereby: declares the Application complete for purposes of scheduling a public hearing; (2) preliminary classifies the Application as a Type II action for SEQRA purposes; (3) public hearing for the Application to be scheduled for November 2, 2026, at 7:00 p.m.; (4) directs the Planning Board Clerk to publish notice of the hearing as required by all applicable laws; and (5) states that no referral under GML 239-m is required per the contract between the Town and the County Planning Board.

RESOLUTION NO. 028-2026 PB
TOWN OF SOUTHPORT

Motion by: Peterson
Seconded by: French

WHEREAS, The Board received a referral of Local Law No. 4 of 2026, for a six-month Moratorium Extension of the Temporary 12-month Moratorium for operating unlicensed retail businesses involving the transfer, distribution, or sale of cannabis within the Town of Southport.

WHEREAS The Board reviewed and discussed generally the continuation of the moratorium. The reasoning behind the moratorium being based on unlicensed not licensed, as there is no guidance or regulation from the State yet on

unlicensed businesses. The moratorium being temporary instead of permanent, as it is temporary by the State.

THEREFORE, IT BE RESOLVED, that the Planning Board support Local Law No. 4 of 2026, for a six- month Moratorium Extension of the Temporary 12-month Moratorium for Operating Unlicensed Retail Businesses Involving the Transfer, Distribution, or Sale of Cannabis within the Town of Southport.

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

RESOLUTION NO. 029-2026 PB
TOWN OF SOUTHPORT

Motion by: Hastings
Seconded by: Warner

WHEREAS, The Board received a referral of proposed Local Law No. 3 of 2026, for a six-month extension of the moratorium on commercial solar energy systems and commercial energy storage systems within the Town of Southport

WHEREAS The Board reviewed and discussed generally the continuation of the moratorium. The reasoning the moratorium is in place and the need for it to be extended.

THEREFORE, IT BE RESOLVED, that the Planning Board support Local Law No. 3 of 2026, for a six-month extension of the moratorium on commercial solar energy systems and commercial energy storage systems within the Town of Southport.

AYES: French, Hastings, Page, Parsons, Peterson, Petzke, Warner
NOES: None
MOTION CARRIED

Other Business, Member French inquired about the approved site plan for the Byrne Dairy, when it would begin. As there is a time limit to break ground, or they would have to start the process over again. Mr. Rocchi explained they had received final approval from stormwater and the county but with the weather change would be hard to start at this time.

Board members also discussed the upcoming Arbor housing project, 60-unit senior housing, as it is in motion and should be starting soon.

With no other business to come before the Board. Board Member Warner made a motion to adjourn the meeting; Board Member Parsons seconded the motion. All were in favor. The meeting was adjourned at 7:21 p.m.

Respectfully submitted,

Kaylee Semski
Planning Board Secretary

Original on file with Town Clerk

cc: Planning Board
Town Board
Town Clerk
Town Attorney