

**Town of Elmira, New York
Planning Board
Meeting – June 5, 2023
MINUTES**

PRESENT: Chairman Mark Miles
Members: Ron McConnell
Paul DiPietro
Mike Kohberger
Nick Kapnolas
Bill Maloney
Robert Knapp

ALSO PRESENT: Eric Crandall, Code Enforcement Officer
Patty Carozza, Recording Secretary
Scott Moore, Town of Elmira Attorney

Chairman Miles opens the regular meeting at 7:00 pm and welcomes everyone. He then asks members if they had read the minutes of the April 3, 2023 meeting and if anyone had additions or corrections, and hearing none, a motion to approve.

MOTION by Paul DiPietro to accept the minutes as written.

Second by Ron McConnell

Ayes: Miles, McConnell, DiPietro, Kohberger, Kapnolas, Maloney, and Knapp

Nays: None

Chairman Miles states that this meeting is being held to discuss a referral from the ZBA for an Area Variance at 99 Country Club Drive and review a site plan for a chicken coop at 86 Demarest Parkway. He then asks if there is anyone who wants to speak on behalf of the area variance at 99 Country Club Drive. John Overton addresses the board and states that he would like to add a 16' x 30' addition on the north side of his existing garage. The purpose is to store a car that he is restoring with his son and to store a large truck in there in the winter as he works for a construction company and uses the truck for snow removal. The addition would exceed the maximum allowable square footage for an accessory building and encroach on the side yard setback requirements.

Chairman Miles then asks if there are any questions for Mr. Overton. Mike Kohberger asks if there is any way for him to go a little small in size. Mr. Overton explains that it would look terrible, and he would have trouble maneuvering to get in and out of the truck once parked in garage. Paul DiPietro asks if there is a way to put it on the other side where it would have less impact. Mr. Overton said that would not make sense to put it there and there is a chimney on the south side of garage. Board member Robert Knapp states that it makes more sense to have it on the north side and John added that his neighbors feel the same way.

Attorney Moore states the planning board should make a referral back to the Zoning Board with either a positive, negative, or neutral comment.

With no further questions or comments, Chairman Miles asks if someone from the board wants to make a motion.

MOTION by Ron McConnell to send referral back to Zoning Board with no comment from the planning board.

Second by Robert Knapp

Ayes: Miles, McConnell, DiPietro, Kohberger, Kapnolas, Maloney, and Knapp

Nays: None

Next on the agenda is a site plan for a chicken coup at the location of 86 Demarest Parkway. The interested parties did not show up for the meeting so Chairman Miles asks if this should be tabled because if board has any questions, no one could supply answers.

MOTION by Nick Kapnolas to table the site plan review of 86 Demarest Parkway until the next meeting.

Second by Paul DiPietro

Ayes: Miles, McConnell, DiPietro, Kohberger, Kapnolas, Maloney, and Knapp

Nays: None

Chairman Miles asks if there was anything else that needed to be discussed. Attorney Moore stated that developers for renewable energy such as wind, battery storage, and solar would like to see a set of codes updated with a step-by-step process. It would be a model law and this board will be asked to make a recommendation once these are in place. Robert Knapp commented that there should be a decommission price added to the law as well.

On another note, Chairman Miles stated that he received an email regarding hazardous mitigation and asks Attorney Moore if this board will have to make a recommendation on it. Attorney Moore explains that the hazard mitigation plan is not really in the purview of the planning board. Eric Crandall stated that they haven't received much information from the county on this and there is another meeting coming up on this. He also stated that they are welcoming anyone from this board to attend and are actually looking for residents to join and wants their input. Our current plan is good until 2025 but it is a process and they would like to start working on it. This board will not make a recommendation as this is a Town Board matter.

The next planning board meeting will be held on July 3, 2023 but Eric Crandall suggested that they have the meeting on July 10, 2023 due to the July 4th holiday. Chairman Miles asked for a motion to change the date.

MOTION by Robert Knapp to change the meeting from July 3, 2023 to July 10, 2023.

Second by Mike Kohberger

Ayes: Miles, McConnell, DiPietro, Kohberger, Kapnolas, Maloney, and Knapp

Nays: None

MOTION by Mike Kohberger to adjourn.

Seconded by Nick Kapnolas

Ayes Miles, McConnell, DiPietro, Kohberger, Kapnolas, Maloney and Knapp

Nays: none

The meeting ends at 7:27 pm EST.