

Town of Elmira
New York
ZONING BOARD OF APPEALS

Meeting April 23, 2024 7:00 pm EDT

PRESENT: Members: Joe Sullivan
Scot Gerould
Peter Peterson
Chris Longwell
Jennifer Moffe

ALSO PRESENT: Eric Crandall, Code Enforcement Officer
Scott Moore, Town Attorney
Robert Wolter, Applicant

Chairman Sullivan opens the meeting at 7:00 PM and asks the clerk to call the roll. All members are present.

AGENDA ITEM – 945 Lowcroft Rd Area Variance

The applicant, Robert Wolter, introduces himself to the board and explains that his application is asking for an area variance for a new garage to be built closer to the lot line than is allowed. He explains that the existing garage and carport will be demolished and the new garage will be an L-shape. The applicant asks for 9 feet of relief so that they may install a French drain within 1 ft of the boundary line, but the wall of the garage will be 3 feet from the line. Mr. Crandall clarifies that a variance for the drainage system is not required, so the application will be interpreted as asking for 7 feet of relief on the northern boundary line.

Chairman Sullivan asks the applicant if they considered any other plans or layouts to accomplish their goal of adding more space. Mr. Wolter states that they have not explored any other options at this time.

Mr. Gerould asks what the need is for the garage addition. Mr. Wolter says that they want more space for cars, equipment, and a work space. Mr. Gerould asks if this is for a business and the applicant states that it is just for himself and his son, co-applicant, Eric Wolter.

Chairman Sullivan asks for clarification on the allowable size of a garage in the Town and Mr. Crandall informs the board that the provision regarding garage size only pertains to detached accessory buildings. Since this is an attached garage, it is treated as an addition to the dwelling and not as an accessory building.

Chairman Sullivan asks if there is enough information to move this application along and schedule a public hearing.

MOTION by Scot Gerould to hold a Public Hearing for an Area Variance for 945 Lowcroft Rd to be scheduled for Tuesday May 28, 2024 at 7 PM at Town Hall

Second by Pete Peterson

Ayes: Gerould, Peterson, Longwell, Moffe and Sullivan

Nays: none

Moving on, Chairman Sullivan asks the members if they had any corrections to the minutes of the ZBA meeting of March 26, 2024, and if no corrections, a motion to approve.

MOTION by Chris Longwell to approve the minutes of the March 26, 2024 ZBA meeting.

Second by Peter Peterson

Ayes: Gerould, Peterson, Longwell, Moffe and Sullivan

Nays: none

Chairman Sullivan asks if there is any new business to be discussed. Mr. Crandall notes that an Area Variance application has been received for a potential project on Wall and that application is scheduled to be heard on May 28, 2024. The Chairman then asks if there is any old business to discuss and hearing none asks for a motion to adjourn.

MOTION by Chris Longwell to adjourn the meeting.

Second by Scot Gerould

Ayes: Gerould, Peterson, Longwell, Moffe and Sullivan

Nays: none

Meeting adjourned at 7:34 pm EST.