

Town of Elmira
New York
ZONING BOARD OF APPEALS
MINUTES

Meeting January 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

Mr. Crandall opens the meeting at 7:00 pm and remarked that as the first meeting of the Zoning Board of Appeals in 2024, an organizational meeting must be conducted and accordingly, a chairman must be appointed. He asks members for a motion to make a nomination.

MOTION by Pete Peterson to appoint Joe Sullivan as **Chairman**
of the ZBA for the year 2024
Second by Scot Gerould
Ayes: Gerould, Peterson, Longwell, Moffe and Sullivan
Nays: none

Mr. Crandall then asks for a nomination for Vice Chairman.

MOTION by Scot Gerould to appoint Chris Longwell as **Vice Chairman**
of the ZBA for the year 2024
Second by Pete Peterson.
Ayes: Gerould, Peterson, Longwell, Moffe and Sullivan
Nays: none

Mr. Crandall asks members to ratify the meeting date and time.

MOTION by Pete Peterson to set the meeting date as the **fourth Tuesday**
of the month when there is business to be heard and that the
meeting time shall be **7:00 o'clock in the evening** to be held at
Town Hall located at **1255 W. Water St, Elmira, NY 14905**
Second by Chris Longwell
Ayes: Gerould, Peterson, Longwell, Moffe and Sullivan
Nays: none

Mr. Crandall asks for recommendations for the publisher of record and the consensus is the Elmira Star Gazette.

MOTION by Jennifer Moffe to make the **Elmira Star Gazette** the publisher of communications from the ZBA.

Second by Chris Longwell

Ayes: Gerould, Peterson, Longwell, Moffe and Sullivan

Nays: none

Having completed the organizational meeting, Mr. Crandall passes duties on to Chairman Sullivan to begin the regular meeting.

Mr. Sullivan opens the regular meeting and asks the clerk to call the roll where all members were present.

Mr. Sullivan then asks the members if they had any corrections to the minutes of the ZBA meeting of December 19, 2023, and if no corrections, a motion to approve.

MOTION by Chris Longwell to approve the minutes of the November 23, 2021 ZBA meeting.

Second by Scot Gerould

Ayes: Gerould, Peterson, Longwell, Moffe and Sullivan

Nays: none

Chairman Sullivan addresses the tabled use variance application for 301 Demarest Pkwy by remarking that the applicant is not in attendance and has not submitted any more materials to be reviewed. Mr. Crandall notes that pursuant to email correspondence from the applicant, it appears as if the real property listed in the application has been transferred to the new owners, Bhakti Marga America, Inc. Being so, the applicant will be required to amend the application to reflect the change in ownership.

Chairman Sullivan has concerns that the applicant has now created their own hardship by purchasing the property prior to completing the variance procedure. Mr. Gerould says that he would like to have more information on precisely what they are going to do with the building and there is a general agreement from the board.

Chairman Sullivan states that the board will only reconvene on this matter once the applicant has submitted an amended application and has supporting documents to further discussion.

Chairman Sullivan asks if there is any other business up for discussion and hearing none asks for a motion to adjourn.

MOTION by Pete Peterson to adjourn the meeting.

Second by Chris Longwell

Ayes: Gerould, Peterson, Longwell, Moffe and Sullivan

Nays: none

Meeting adjourned at 7:22 pm EST.