

**Town of Elmira, New York
Planning Board
Meeting – April 6, 2026
MINUTES**

PRESENT: Chairman Mark Miles
Members: Ron McConnell
Robert Knapp
Paul DiPietro
Mike Kohberger

ABSENT: William Maloney

ALSO PRESENT: Eric Crandall, Code Enforcement Officer
Scott Moore, Town of Elmira Attorney

Chairman Miles opens the meeting at 7:00 pm and welcomes everyone. He notes that William Maloney is out of town and asks for a motion to excuse his absence.

MOTION by Robert Knapp to excuse Maloney from the meeting.
Second by Mike Kohberger
Ayes: Miles, McConnell, Knapp, DiPietro, and Kohberger
Nays: None

Chairman Miles also remarks that Nick Kapnolas' term has expired and he has elected to retire from his planning board duties. Nick submitted a letter thanking the Town of Elmira and his fellow board members.

Chairman Miles asked members if they had read the minutes from the February 2, 2026 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 Mike Kohberger
Ayes: Miles, McConnell, Knapp, DiPietro, and Kohberger
Nays: None

AGENDA ITEM – Site Plan Review for 1612 & 1620 Grand Central Avenue

Colton Hillman, Controller, Edger Enterprises, introduces himself and explains that they have a purchase agreement for these parcels in order to operate an equipment maintenance facility. The current use of the property is trucking terminals, as operated by Penske Truck Leasing. This is

located in a Manufacturing District and the proposed use is a permitted use with site plan approval.

There is some discussion regarding the southern property boundary as the survey map appears different than the way Chemung County Real Property has it mapped. It is suggested that the property description be verified to ensure an accurate recording of the deed.

Code Officer Crandall states that the applicant has submitted the short environmental assessment form (SEAF) and the only noteworthy point is question 12b regarding archeological sites. It is posited that being adjacent to the former Chemung Canal has triggered this response from the DEC Mapper. Considering there is no site work being proposed, a further inquiry by the State Historic Preservation Office (SHPO) is not warranted.

Chairman Miles explains that this application is subject to General Municipal Law 239-M and must be referred to the Chemung County Planning Board for their review.

MOTION by Robert Knapp to refer the Edger Enterprises site plan at 1612 and 1620 Grand Central Avenue to the Chemung County Planning Board.

Second by Mike Kohberger

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

Nays: None

MOTION by Mike Kohberger to schedule a public hearing for May 4, 2026.

Second by Paul DiPietro

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

Nays: None

AGENDA ITEM – 2524 County Route 60 Minor Subdivision

Julian Raven, owner of 2524 County Route 60, explains his desire to separate 14.908 acres (Parcel ‘A’) of vacant land from the existing single-family home. The parcel with the existing house would retain 5.000 acres of land (Parcel ‘B’) and both parcels would have shared use of the existing drive.

Mr. Crandall expresses to the board that due to the minimum lot width requirement not being met, the applicant has submitted a request for an area variance to the Zoning Board of Appeals. The Town requires a minimum lot width of 300 feet. The proposed application depicts Parcel ‘A’ having a lot width of 218.81 feet and Parcel ‘B’ with 239.16 feet. All other applicable minimum requirements are met by the proposal.

The applicant submitted an SEAF for review and it is noted that only question 12 is marked “yes” by the state mapper. This is thought to be due to its proximity to Newtown Battlefield. The subdivision does not propose any development, thus not requiring further review into that matter.

Chairman Miles asks the board how they would prefer to send this application to the ZBA.

MOTION by Robert Knapp to send the application to the ZBA without comment.

Second by Ron McConnell

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

Nays: None

MOTION by Robert Knapp to refer the minor subdivision request to the Chemung County Planning Board.

Second by Mike Kohberger

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

Nays: None

MOTION by Mike Kohberger to schedule a public hearing for May 4, 2026.

Second by Paul DiPietro

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

Nays: None

Chairman Miles speaks about the upcoming training at Corning Community College by STC Planning. Mr. Crandall remarks that the clerk needs to know whom is attending no later than May 8th in order for the Town Board to approve the payment.

The Chairman asks if there is anything else to discuss and hearing none, asks for a motion to adjourn the meeting.

MOTION by Robert Knapp to adjourn the meeting.

Seconded by Ron McConnell

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

Nays: None

Meeting ends at 7:31 pm

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