

**Town of Elmira, New York
Planning Board
Meeting – May 4, 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 starts by opening the public hearing for the Edger Site plan, which proposes to use the space to store and maintain contractor's equipment. There is nobody in attendance that wishes to speak in favor or opposition to the applicant's proposal and the chairman asks for a motion to close the public hearing.

MOTION by Ron McConnell to close the public hearing for the Edger site plan.

Second by Robert Knapp

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

Nays: None

Chairman Miles opens the public hearing for the Raven Subdivision, which proposes to split the property located at 2524 County Route 60 into two parcels. There is nobody in attendance that wishes to speak in favor or opposition to the applicant's proposal and the chairman asks for a motion to close the public hearing.

MOTION by Mike Kohberger to close the public hearing for the Raven Subdivision.

Second by Paul DiPietro

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

Nays: None

Chairman Miles reopens the regular meeting and asked members if they had read the minutes from the April 6, 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 Robert Knapp
Ayes: Miles, McConnell, Knapp, DiPietro, and Kohberger
Nays: None

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

Colton Hillman, Edger Enterprises, is in attendance and states that he has nothing further to add to the application. Code Enforcement Officer Crandall remarks that the notice of the public hearing was published in the Elmira Star Gazette and a signed affidavit of mailings was received.

Chairman Miles states that they must complete parts two and three of the short environmental assessment form prior to any decision on the application. The board discussed each of the eleven questions in part two and unanimously marked “no” for each question. Chairman Miles then asks for a motion to make a negative declaration indicating that there will not be any significant environmental impacts.

MOTION by Mike Kohberger to make a Negative Declaration for the SEQR.
Second by Paul DiPietro
Ayes: Miles, McConnell, Knapp, DiPietro, and Kohberger
Nays: None

MOTION by Robert Knapp to accept the SEQR.
Second by Ron McConnell
Ayes: Miles, McConnell, Knapp, DiPietro, and Kohberger
Nays: None

Code Officer Crandall notes that this application was reviewed by the Chemung County Planning Board on April 23, 2026 and the only noteworthy comment was from the County DPW. They requested that the applicant coordinate with DPW to install curbing along a portion of the site to create more defined ingress and egress points. The applicant indicates they understand this request and will work with the county on that.

Chairman Miles asks if any board members have anything further to discuss and hearing none asks for a motion to approve, approve with modifications, or deny the application.

MOTION by Paul DiPietro to approve the final site plan for the use of 1612 and 1620 Grand Central Avenue as a contractor’s storage and equipment maintenance facility.
Second by Ron McConnell
Ayes: Miles, McConnell, Knapp, DiPietro, and Kohberger
Nays: None

AGENDA ITEM – 2524 County Route 60 Minor Subdivision

Code Enforcement Officer Crandall remarks that the notice of the public hearing was published in the Elmira Star Gazette and a signed affidavit of mailings was received. He also states that that this application was reviewed by the Chemung County Planning Board on April 23, 2026, to

which they commented on the proposed shared access drive. They recommend considering a driveway access easement in case the parcels ever change ownership.

Chairman Miles states that they must complete parts two and three of the short environmental assessment form prior to any decision on the application. Mr. Crandall notes that he was able to ascertain the information which was the basis for the “yes” on question #12 of the SEQR, pertaining to archaeological sites. According to the NYS Cultural Resource Information System mapper, the house at 2558 County Route 60 is eligible to be placed on the National Register because it “embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possess high artistic values; or represents a significant and distinguishable entity whose component may lack individual distinction”.

The board discussed each of the eleven questions in part two and unanimously marked “no” for each question. Chairman Miles then asks for a motion to make a negative declaration indicating that there will not be any significant environmental impacts.

MOTION by Robert Knapp to make a Negative Declaration for the SEQR.

Second by Mike Kohberger

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

Nays: None

MOTION by Ron McConnell to accept the SEQR.

Second by Paul DiPietro

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

Nays: None

Chairman Miles asks if anyone has any other questions or any other comments and hearing none, asks for a motion on the application.

MOTION by Robert Knapp to approve the minor subdivision contingent upon the granting of area variances by the ZBA regarding minimum lot width.

Second by Ron McConnell

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

Nays: None

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 7:34 pm

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