

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

PRESENT: Chairman Mark Miles

Members: William Maloney
Robert Knapp
Paul DiPietro
Mike Kohberger

ABSENT: Ron McConnell

ALSO PRESENT: Eric Crandall, Code Enforcement Officer

Chairman Miles opens the meeting at 7:00 pm and asks if everyone has had a chance to review the minutes from the previous meeting and if there are no objections, a motion to accept those minutes.

MOTION by Paul DiPietro to accept the minutes of the May 4, 2026 Planning Board Meeting

Second by Robert Knapp

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

Nays: None

AGENDA ITEM – ZBA Referral of Area Variance at 77 Durland Avenue

Chairman Miles asks Code Enforcement Officer Crandall to give some background on this referral. Mr. Crandall explains that the applicant would like to construct a 15-foot wide by 10-foot deep covered front porch. Per the Density and Bulk Control Schedule, the minimum front yard setback is 40-feet. The existing house is approximately 40.7 feet from the front property line, which means there is not enough room to add on to the house. As such, the applicant is seeking an area variance from the Zoning Board of Appeals and is asking for ten feet of relief from the front yard setback requirement.

A question is asked from the board regarding the neighboring houses and Mr. Crandall states that the homes adjacent to the applicant's meet the 40-foot minimum front yard setback. Some members note this request appears minimal and the finished product will likely improve the aesthetics of the neighborhood.

Chairman Miles reminds the board that they may return the referral with a positive, neutral, or negative comment.

MOTION by Robert Knapp to return the referral to the Zoning Board of Appeals with a recommendation to approve the application.

Seconded by Paul DiPietro

Ayes: Miles, Maloney, Knapp, DiPietro, Kohberger.

Nays: None

Chairman Miles noted that for those members that could not attend the STC training last month, they must complete at least four hours of training by the end of the year. He then asks if there is any new or old business to discuss and hearing none, asks for a motion to adjourn.

MOTION by Paul DiPietro to adjourn the meeting.

Second by William Maloney

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

Nays: None

Meeting ends at 7:10 pm

#