Town of Elmira, New York
Planning Board
Meeting – August 3, 2026
MINUTES

PRESENT:	Vice Chairman	William Maloney
	Members:	Ron McConnell Robert Knapp Paul DiPietro
ABSENT:		Mark Miles Mike Kohberger
ALSO PRESENT:		Eric Crandall, Code Enforcement Officer Scott Moore, Town of Elmira Attorney Patty Carozza, Recording Secretary

Chairman Miles and member Mike Kohberger have been excused from the meeting.

Vice Chairman Maloney opens the meeting at 7:00 pm and welcomes everyone. He asked members if they had read the minutes from the July 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: McConnell, Knapp, DiPietro, and Maloney
Nayes: None

AGENDA ITEM – 1231 W. Water St Area Variance Referral

Vice Chairman Maloney states that on the agenda tonight is a proposed addition to the West Elmira Library. In attendance for the project is Jeff Vieselmeyer from Elmira Structures and Paul Chapman, Executive Director of the Chemung County Library District. Jeff tells the board that they want to construct a 14’ x 73’ addition to the east side of the existing building and add additional parking behind the building, which would increase the parking from 5 spots to 9. The addition would be five feet from the public sidewalk on Westmont Ave. They explain that they want to increase the size of the library to have more private spaces for groups to use.

Vice Chairman Maloney asks the board if they have questions regarding the project. Paul DiPietro asks how many feet the building would be extended, and Jeff states that it will come out towards Westmont Ave by 14 feet. He questions the potential stormwater runoff and wonders if they considered using a permeable surface which lets water soak directly into the ground. Mr. Vieselmeyer responds that they will be using traditional asphalt blacktop for this project. Paul’s concern is the stormwater run-off, but Mr. Vieselmeyer states it is being addressed in the engineering plans to include the addition of a dry well. Mr. Crandall notes that he spoke with the Chemung County stormwater engineer, Jimmie Joe Carl, and his preliminary opinion is that a dry well or two would be more than acceptable for this project. Mr. DiPietro also asks if any trees will be taken down on the property. Mr. Vieselmeyer states that in order to add the additional 5 parking spots one tree in the back of building will be taken down for safety reasons when backing out of parking lot. There is a hedge row that will stay in place along the backside of the property to ensure privacy for the neighbor directly behind the library. Paul inquired if they would consider keeping the tree and maybe reduce the parking by one or two spots. Also discussed was putting the grassy area back on the right-of-way since there will be more parking behind the building.

Vice Chairman Maloney then asks if anyone else on the board has questions. Not hearing any, Attorney Moore gives the board an overview on their next move. He states that they can send this back to the Zoning Board with a comment or with no comment.

Vice Chairman Maloney then asks that a motion be made regarding this project to send back to the Zoning Board.

> **MOTION** by Paul DiPietro to recommend approval of the variance with the recommendation that an assessment be made to the feasibility of keeping the tree in the southwest of the property, they review and assess the existing landscape buffer, and include a dry well in the parking lot to capture stormwater runoff.
> Seconded by Ron McConnell
> *Ayes:* McConnell, Knapp, DiPietro, and Maloney
> *Nayes*: None

Mr. Crandall states that the next step for the project is to make sure that before the September 22, 2026 public hearing, they (the developer) will have to send letters to residents within 200 feet of the parcel at least 5 days in advance of the meeting.

Vice Chairman Maloney asks if there is any other business this board needs to address. Mr. Crandall states that a new member might be joining us to replace Nick Kapnolas who resigned from the board.

Vice Chairman Maloney then asks the board if there is any other new business, hearing none, asks for a motion to adjourn.

> **MOTION** by Robert Knapp to adjourn
> Seconded by Ron McConnell
> Ayes: McConnell, Knapp, DiPietro, and Maloney
> Nayes: None

Meeting ends at 7:35 pm