

**Town of Elmira**  
New York  
**ZONING BOARD OF APPEALS**  
**MINUTES**

**Meeting April 28, 2026 7:00 pm EDT**

**PRESENT:** Members: Joe Sullivan  
Peter Peterson  
Scot Gerould  
Chris Longwell  
Jennifer Moffe

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

Chairman Sullivan opens the regular meeting at 7:02 p.m. and asks the clerk to call the roll. All members are present.

Chairman Sullivan asks if there are any additions or corrections to the meeting minutes from January 27, 2026 and hearing none, asks for a motion to accept the minutes as written.

**MOTION** by Pete Peterson to accept the January 27, 2026 meeting minutes.

Second by Chris Longwell

Ayes: Gerould, Longwell, Peterson, Moffe, and Sullivan

Nays: None

**AGENDA ITEM – 2524 County Route 60 Area Variance Request**

Julian Raven, owner, introduces himself and explains that he would like to subdivide his property to create two parcels. The parcel which contains the existing single-family home will have 5.00 acres and the new parcel 14.908 acres. He states that due to a corner of the property being sold off years ago, he no longer has enough road frontage to meet the minimum lot width requirement.

Code Enforcement Officer Crandall explains to the board that the Chemung County Planning Board reviewed this request at their regularly scheduled meeting on Thursday April 23, 2026. They made a recommendation for local determination with consideration towards the creation of a driveway easement in the event that ownership changes.

Mr. Gerould asks what the intended use of the new parcel is and Mr. Raven explains that it is just to be used for recreational purposes and that there is no planned development for that parcel. Chairman Sullivan notes the SEQR form has designated this as containing, or substantially contiguous to, a building, archaeological site, or district which is listed on

the National or State Register of Historic Places or that it has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places. There is some discussion as to whether its proximity to Newtown Battlefield would trigger a positive response to that question. Mr. Crandall also explains that a nearby house is eligible to be listed by the State Historic Preservation Office (SHPO).

Chairman Sullivan asks the board if they have anything further to discuss and hearing none. asks if they believe they have enough information to schedule a public hearing.

**MOTION** by Scot Gerould to schedule a Public Hearing for May 26, 2026 at 7 PM.

Second by Chris Longwell

Ayes: Gerould, Longwell, Peterson, Moffe, and Sullivan

Nays: None

Chairman Sullivan announces that he has accepted a position on the Chemung County Planning Board, and as such, must resign from the Town of Elmira Zoning Board of Appeals. He thanks the Town, past and current board members, and expresses his deep appreciation and honor for being able to serve the citizens of the Town of Elmira.

Chairman Sullivan asks if there is any other old or new business to come before the board and hearing none, and for the final time as Chairman of the Town of Elmira Zoning Board of Appeals, entertains a motion to adjourn.

**MOTION** by Scot Gerould to adjourn the meeting.

Second by Chris Longwell

Ayes: Gerould, Longwell, Peterson, Moffe, and Sullivan

Nays: None

\*\*\* Meeting adjourned at 7:20 PM \*\*\*