

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

**Meeting May 26, 2026 7:00 pm EDT**

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

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

Acting Chairman Gerould opens the regular meeting at 7:00 p.m. and asks the clerk to call the roll. All members are present.

Mr. Gerould asks if there are any additions or corrections to the meeting minutes from April 28, 2026 and hearing none, asks for a motion to accept the minutes as written.

**MOTION** by Chris Longwell to approve the April 28, 2026 meeting minutes.

Second by Pete Peterson

Ayes: Gerould, Longwell, Peterson, Moffe.

Nays: None

**PUBLIC HEARING – 2524 County Route 60**

Mr. Gerould opens the public hearing and notes that the applicant has submitted the affidavit of mailing and the notice was delivered to four property owners and published in the Star-Gazette. He asks if there is anyone here to speak in favor of or opposition to the variance requests. There is no one in attendance and the public hearing is closed.

**MOTION** by Pete Peterson to close the public hearing.

Second by Chris Longwell

Ayes: Gerould, Longwell, Peterson, Moffe.

Nays: None

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

Mr. Gerould reopens the regular meeting and asks if anybody has anything to add or to discuss. Mr. Crandall remarks that the Town of Elmira Planning Board has approved the site plan contingent upon the granting of the required variances by the ZBA. He also

notes that the variances are considered a Type II action with respects to the environmental review and as such, a SEQR is not required.

With nothing further to discuss, the acting chairman asks for a motion to approve or deny the variance request

**MOTION** by Pete Peterson to grant the area variances to reduce the minimum lot width requirement from 300 feet per parcel to 239.18 feet and 218.81 feet, respectively.

Second by Chris Longwell

Ayes: Gerould, Longwell, Peterson, Moffe.

Nays: None

Mr. Gerould asks if there is any other old or new business to come before the board and hearing none, entertains a motion to adjourn.

**MOTION** by Jennifer Moffe to adjourn the meeting.

Second by Chris Longwell

Ayes: Gerould, Longwell, Peterson, Moffe.

Nays: None

\*\*\* Meeting adjourned at 7:05 PM \*\*\*