

Town of Elmira
New York
ZONING BOARD OF APPEALS
MINUTES

Meeting June 23, 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 May 25, 2026 and hearing none, asks for a motion to accept the minutes as written.

MOTION by Chris Longwell to approve the May 25, 2026 meeting minutes.

Second by Pete Peterson

Ayes: Gerould, Longwell, Peterson, Moffe.

Nays: None

AGENDA ITEM – 77 Durland Avenue Area Variance Request

Kelly Ewanyk, owner and applicant, is in attendance and explains to the board that this request is to construct a 10' x 15' covered front porch. It would be a poured concrete slab with a traditionally framed porch roof extending into the existing roofline. The current architecture has only an uncovered 5-foot stoop and would like the covered porch to be constructed for safety reasons as she ages.

The board discusses the existing neighborhood conditions and their proximity to the setback limit. Mr. Crandall points out that the majority of the houses on the same side of the street as the applicant's all currently meet the minimum 40-foot setback requirement. The houses on the opposite side of the street have an average front yard setback of approximately 35-feet.

It is noted that as an area variance for a single-family owner-occupied home, this is not subject to a State Environmental Quality Review and does not meet the requirements for a 239-m referral to the Chemung County Planning Board. Mr. Gerould states that this

application will require a public hearing and must also be referred to the Town of Elmira Planning Board for their recommendation.

MOTION by Chris Longwell to schedule a Public Hearing for July 28, 2026 to hear concerns regarding the area variance application to reduce the front yard setback to approximately 30-feet.

Second by Jennifer Moffe

Ayes: Gerould, Longwell, Peterson, Moffe.

Nays: None

MOTION by Pete Peterson to refer the area variance application to the Town of Elmira Planning board for their review and recommendation.

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 Chris Longwell to adjourn the meeting.

Second by Pete Peterson

Ayes: Gerould, Longwell, Peterson, Moffe.

Nays: None

*** Meeting adjourned at 7:14 PM ***