

Town of Elmira
New York
ZONING BOARD OF APPEALS
MINUTES

Meeting September 22, 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

Chairman Gerould opens the Public Hearing and asks if there is anyone in attendance that would like to speak in favor of or opposition to the proposed use variance application for the expansion of the West Elmira Library located at 1231 W. Water St.

Curtis Hartman of 1237 W. Water Street states that he has no objection to the project but encourages the Library District to reach out to NYSEG due to the existing 10-foot utility easement that borders the property.

Mr. Crandall notes that the public hearing notice was published in the Star Gazette on September 9, 2026 and the applicant has returned the affidavit signifying that notices were mailed to the neighbors.

There is no one else in attendance to speak and Chairman Gerould asks the board for a motion to close the public hearing.

MOTION by Chris Longwell to close the Public Hearing.
Second by Pete Peterson
Ayes: Gerould, Longwell, Peterson, Moffe.
Nays: None

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

MOTION by Pete Peterson to approve the July 28, 2026 meeting minutes.
Second by Chris Longwell
Ayes: Gerould, Longwell, Peterson, Moffe.
Nays: None

Agenda Item – 1231 W. Water St. – West Elmira Library

Chairman Gerould asks if there is anything new to add to the application and the applicant stated there is nothing of note to add. Mr. Crandall reminds the board that the Chemung County Planning Board has

not had a chance to review the application, but did speak with the Planning Commissioner and there does not appear to be anything noteworthy about the application. He also clarifies that comments from the county could always be included as conditions prior to the issuance of a building permit.

Chairman Gerould states that they must complete parts two and three of the short environmental assessment form prior to any decision on the application. The board discussed each of the eleven questions in part two and unanimously marked “no” for each question. Chairman Gerould then asks for a motion to make a negative declaration indicating that there will not be any significant environmental impacts.

MOTION by Chris Longwell to make a Negative Declaration

Second by Jennifer Moffe

Ayes: Gerould, Longwell, Peterson, Moffe.

Nays: None

MOTION by Pete Peterson to accept the SEQR

Second by Chris Longwell

Ayes: Gerould, Longwell, Peterson, Moffe.

Nays: None

Attorney Moore reads the motion from the Town of Elmira Planning Board referral which asks the Zoning Board to consider the feasibility of keeping the tree in the southwest corner, ensuring the addition of a drywell in the proposed parking lot, and to maintain or replace the existing landscape buffer along the south property line.

The board discusses the notes from the Planning Board as well as the impact on the neighborhood. The board understands wanting to keep trees but this particular tree would cause the proposed parking lot to be reduced by three spaces, making it impractical. The board concludes that this project is for the benefit of the public and requests are not substantial nor alter the character of the neighborhood.

MOTION by Chris Longwell to Approve the Area Variance requests for encroachment into the front yard setback and for exceeding the maximum allowable lot coverage, on the condition that drywells be added to the parking lot and the landscape buffer be retained or replaced.

Second by Pete Peterson

Ayes: Gerould, Longwell, Peterson, Moffe.

Nays: None

With no old or new business to discuss, Chairman Gerould asks for a motion to adjourn the meeting.

MOTION to adjourn by Chris Longwell

Second by Pete Peterson

Ayes: Gerould, Longwell, Peterson, Moffe.

Nays: None

***** Meeting ends at 7:26 PM *****