



# TOWN OF SOUTHPORT

1139 Pennsylvania Avenue  
Elmira, NY 14904

## BOARD OF APPEALS

### AGENDA

WEDNESDAY, NOVEMBER 15, 2023

### INFORMATIONAL HEARINGS (3)

#### DAVID ADAMS, O/B/O, CLF ENTERPRISES

USE VARIANCE-550 SPRUCE STREET, ELMIRA, NY

#### JESSE SCHROEDER

AREA VARIANCE-481 BECKWITH ROAD, PINE CITY, NY

#### ANDREW HARDING , O/B/O, CHERRY LANE PARK

1170 SHERMAN AVENUE, 1165, 1169 & 1171 CADET TERRACE  
ELMIRA, NY

7:00 PM

**SOUTHPORT TOWN HALL  
1139 PENNSYLVANIA AVENUE  
ELMIRA, NY 14904**

1. Call to Order
2. Approval of Minutes of September 20, 2023
4. New Business
  - (1). Informational Hearing Continued from August 16, 2023  
for David Adams, o/b/o, CLF Enterprises  
111 East 14<sup>th</sup> Street Elmira, NY 14903  
  
Re: 550 Spruce Street, Elmira, NY 14904  
Use Variance to develop a multi-unit residential apartment complex in existing  
Hopkins Street School. Multi-unit dwelling is not an allowable use in R2 zone per the  
Use Regulation Table Section 525-20. Tax Map # : 99.14-1-49.2 Zoned: R2
  - (2). Informational Hearing for Jesse Schroeder  
481 Beckwith Road Pine City, NY 14871  
  
Re: 481 Beckwith Road, Pine City, NY 14871  
Area Variance for minimum setback for outdoor wood-burning furnace, shall be set back  
not less than 200 feet from a lot line. Tax Map #: 107.00-2-8-17 Zoned: AR
  - (3). Informational Hearing for Andrew Harding, o/b/o, Cherry Lane Park, LLC  
111 East 14<sup>th</sup> Street, Elmira Heights, NY 14903  
  
Re: 1170 Sherman Avenue, 1165, 1169 and 1171 Cadet Terrace, Elmira, NY 14904  
Area Variance for design of the park not barracks-like in nature (Chapter 352-12(1))  
Provide a service building for bathing facilities and laundry (Chapter 352-12 (N-P))  
Exterior length/width of a structure shall not be less than 20 feet (Chapter 525-24 (N1))

5. Old Business
6. Discussion
7. Adjournment

Enclosures            Minutes of September 20, 2023

Original on File:    Town Clerk,  
C:                      Board of Appeals, Town Board, Planning Board  
                            Town Supervisor, Town Code Enforcement Officer  
                            Minutes-September 20, 2023 David Adams, 111 East 14<sup>th</sup> St., Elmira Heights, NY  
                            Agenda-November 15, 2023 to Mr. D. Adams  
                            Agenda-November 15, 2023 to Jesse Schroeder, 481 Beckwith Rd., Pine City, NY  
                            Agenda-November 15, 2023 to Andrew Harding, 111 East 14<sup>th</sup> St., Elmira Heights NY

Bonnie Balok, Secretary  
Zoning Board of Appeals  
November 6, 2023