



TOWN OF SOUTHPORT

1139 Pennsylvania Avenue
Elmira, NY 14904

BOARD OF APPEALS

AGENDA

MONDAY, APRIL 29, 2024

INFORMATIONAL HEARINGS (3)

MATTHEW DAVIS

(continued from September 20, 2023)

AREA VARIANCE-CHICKENS-UNDERSIZED LOT, ZONE: R-1
1607 PENNSYLVANIA AVENUE, PINE CITY, NY 14871

BRIAN GROSE, O/B/O ARBOR HOUSING & DEVELOPMENT

AREA VARIANCE 525-24-BULK DENSITY SCHEDULE-MAXIMUM BUILDING HEIGHT 35 FEET;
PROPOSED BUILDING HEIGHT 44 FEET, 9 INCHES WITH AVERAGE ELEVATION OF 38 FEET
1205 PLYMOUTH AVENUE, ELMIRA, NY 14904 ZONE: CR

JAMES GENSEL

INTERPRETATION 525-5 CONVENIENCE FOOD MART
A COMMERCIAL RETAIL USE THAT COMBINES 2 PRINCIPAL USES ON A SINGLE PARCEL
1151 BROADWAY, ELMIRA, NY 14904 ZONE: CR

PUBLIC HEARING (1)

CHRISTIAN BRUNELLE, O/B/O, SONBYRNE SALES, INC.

171 ROUTE 5, WEEDSPORT, NY 13166
(SOUTHPORT BRYNE DAIRY PROJECT)

AREA VARIANCE-MAXIMUM LOT COVERAGE PERCENTAGE IN THE COMMERCIAL REGIONAL ZONE
1151 BROADWAY, ELMIRA, NY 14904 ZONE: CR

7:00 PM

SOUTHPORT TOWN HALL
1139 PENNSYLVANIA AVENUE
ELMIRA, NY 14904

WEBEX INVITE INFORMATION FOR APRIL 29, 2024 MEETING:

Join by phone 1 650 479 3208

Meeting Number (Access Code): 2633 678 9019

Meeting Password: DndMeHuX533 (36363489) from Phones & Video Systems

1. Call to Order

2. Approval of Minutes of March 20, 2024

3. New Business

(1). Informational Hearing for Matthew Davis *(continued from September 20, 2023)*

1607 Pennsylvania Avenue, Pine City, NY 14871

Re: 1607 Pennsylvania Avenue, Pine City, NY 14871

Tax Map #: 118.03-1-2

Zoned: R1

Area Variance to keep chickens on an undersized lot, as per Section 525-33 (7)(a) in a residential one zone..

(2) Informational Hearing for Brian Grose, Fagan Engineers, o/b/o Arbor Housing & Development

113 East Chemung Place, Elmira, NY 14904

Re: 1205 Plymouth Avenue, Elmira, NY 14904

Tax Map#: 109.08-2-51

Zoned: CR

Area Variance 525-24-Bulk Density Schedule-maximum building height 35 feet; proposed building height 44 feet, 9 inches with an average elevation of 38 feet

(3) Informational Hearing for James Gensel
1246 Pennsylvania Avenue, Pine City, NY 14871
Re: 1151 Broadway, Elmira, NY 14904 Tax Map#: 109.10-2-21 Zoned: CR
Interpretation Section 525-5 Convenience Food Mart-a commercial retail use that combines 2 principal uses on a single parcel: The sale of motor vehicle fuel and accessory substance, as well as the sale of groceries.

(4). Public Hearing for Christian Brunelle, o/b/o, Sonbyrne Sales, Inc.
171 Route 5, Weedsport, NY 13166
Re: 1151 Broadway, Elmira NY 14904 Tax Map #: 109.10-2-21 Zoned: CR
Area Variance for maximum lot coverage percentage in the Commercial Regional Zone; Section 525-24

4. Old Business

5. Discussion

6. Adjournment

Enclosures Minutes of March 20, 2024
Agenda for April 29, 2024

Original on File: Town Clerk,
cc: Board of Appeals, Town Board, Planning Board
Town Supervisor, Town Code Enforcement Officer
Agenda April 29, 2024, Minutes of September 20, 2023 & March 20, 2024 to Matthew Davis
Agenda April 29, 2029 to Brian Grose, Fagan Engineers, 113 E Chemung Place, Elmira, NY 14904,
Agenda April 29, 2024 & Minutes of March 20, 2024 to Christian Brunelle, o/b/o Sonbyrne Sales, Inc.

Bonnie Balok, Secretary
Zoning Board of Appeals
April 15, 2024

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