



TOWN OF SOUTHPORT

1139 Pennsylvania Avenue
Elmira, NY 14904

*Minutes Approved
by Board of Appeals
December 21, 2016*

BOARD OF APPEALS MINUTES-INFORMATIONAL HEARING WEDNESDAY, OCTOBER 19, 2016 7:00 PM

Minutes of the Informational Hearing for John Bower, 172 Old Ithaca Road, Horseheads, New York, 14845, regarding 1801-Pennsylvania Avenue, Pine City, New York, Tax Map 127.00-1-24, zoned AR, held at the Southport Town Hall, 1139 Pennsylvania Avenue, Elmira, New York on October 19, 2016 at 7:00 p.m. concerning an area variance to divide the parcel into two (2) lots which is less than the required one hundred fifty foot (150') lot width per Section 525-24-Bulk and Density Control Schedule.

Board Members Present: James Gensel, Chairman
Daniel Williams, Vice Chairman
John Arikian
Deborah Eames
Justin Faulkner

Others Present: Steven Barnstead, Town Attorney
Peter Rocchi, Town Code Enforcement Officer
Bonnie Balok, Secretary-Board of Appeals

Others Absent: Susan Silvers, Alternate Member (Observing)

Items 1 and 2 - Call to Order and Accepting of Minutes

The meeting was called to order by Chairman Gensel. The first item on the Agenda was the Minutes of August 17, 2016. Mr. Williams made a motion to approve the August 17, 2016 minutes; Ms. Eames seconded the motion. Meeting minutes of August 17, 2016 were unanimously approved.

Item 3 - New Business—Informational Hearing Applicant Present: John Bower

Chairman Gensel advised the next item on the agenda is an informational hearing for John Bower, 172 Old Ithaca Road, Horseheads, New York 14845 concerning 1801 Pennsylvania Avenue, Pine City, New York 14871, Tax Map 127.00-1-24 regarding a request for an area variance to divide the parcel into two (2) lots which is less than the required one hundred fifty foot (150') lot width per Section 525-24-Bulk and Density Control Schedule. The property is zoned AR.

Mr. Bower explained he purchased the property in 1960, owns thirty two (32) acres and would like to separate the rental properties (1799 has a house coming off the other property and 1801 is the other property with two (2) apartments A and B), the property does meet the side setback requirement, but has only one hundred four foot (104') of road frontage, dimension of the property lines between the land on the left, north side, is twenty one and one-half feet (21 1/2') to twenty two feet (22') and the other is 1801 (A and B); the tenant residing at 1799 wants to buy the area rented for several years.

Discussion continued concerning the fact this parcel had been grandfathered in previously, but at this time changes are being requested and what had been allowed years ago is no longer allowable due to the changes in zoning. Further, the proposal is a subdivision request and the Health Department is not supporting the request due to the well and septic situations. Options were discussed with the goal to achieve a viable lot with sufficient size for the well and septic systems, noting to get approval the Health Department must also provide support for the water supply system. It was also noted that zoning allows two (2) units in an AR zone.

Item 3 - New Business—Informational Hearing (continued) Applicant Present: John Bower

After discussing several options, Mr. Bower advised he will resubmit his proposal to the Health Department and return to the Board of Appeals after the Health Department reviews his updated proposal.

Mr. Williams made a motion to table the request based upon incomplete information; seconded by Mr. Faulkner. Motion carried unanimously.

Mr. Bower's request for an area variance is tabled and held in abeyance until such time as Mr. Bower is prepared to provide complete information.

Item 4 – Old Business

No old business.

Item 5 – Discussion

No other discussion.

Item 6 – Adjournment

Motion to adjourn: Mr. Williams; Seconded: Ms. Eames. Adjournment unanimously approved.

Adjourned: 7:50 p.m.

Original on File:	Town Clerk
C:	Board of Appeals
	Town Board
	Planning Board
	Town Supervisor
	Town Clerk
	Town Attorney
	Town Assessor
	Town Code Enforcement Officer
	Applicant John Bower

Prepared by:
Bonnie Balok, Secretary-Board of Appeals
October 20, 2016

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