



TOWN OF SOUTHPORT

1139 Pennsylvania Avenue
Elmira, NY 14904

MINUTES APPROVED
BY BOARD OF APPEALS
1/19/2022

BOARD OF APPEALS

AGENDA AND MINUTES

WEDNESDAY, NOVEMBER 17, 2021

PUBLIC HEARING

Sukhwinder Singh, 3 Longmeadow Drive, Elmira, NY 14905
Re: 1137 Maple Avenue, Elmira, NY 14904

PUBLIC HEARING

Tyler Crater, 9 Crestview Drive West, Pine City, NY 14871

SOUTHPORT TOWN HALL
1139 PENNSYLVANIA AVENUE
ELMIRA, NY 14904

7:00 pm

Webex Meeting

Webex Number for 11/17/2021

1-650-479-3208

Meeting number:

(access code): 2632 026 2048

Meeting password:

QaDg9nvNj47 (72349686 from phones and video systems)

Minutes of the Zoning Board of Appeals, Town of Southport, held at the Southport Town Hall, 1139 Pennsylvania Avenue, Elmira, New York on November 17, 2021 at 7:00 p.m.

Board Members Present: Justin Faulkner
Belinda Combs
Shawn Crater
Susan Silvers
Ken Wrigley, Alternate

Board Members Absent: Edward Steinhauer

Others Present: Gregory Scholand, Assisting Counsel (*In absence of Leslie Connolly, Town Attorney*)
Peter Rocchi, Town Code Enforcement Officer
Bonnie Balok, Secretary-Zoning Board of Appeals

Item No.1. Call to Order

Chairman Faulkner called the meeting to order at 7:03 pm.

Item No. 2. Approval of Minutes of October 20, 2021

Chairman Faulkner advised the next item on the agenda was the approval of the minutes of October 20, 2021. Motion made by Mr. Crater to accept the minutes as prepared; seconded by Mr. Wrigley. The minutes of October 20, 2021 were unanimously approved.

Public Hearing – Sukhwinder Singh
3 Longmeadow Drive, Elmira, NY 14905
Re: 1137 Maple Avenue, Elmira, NY 14904
Use variance- in a R2 zone; commercial use
Signs on building and pole.

Item No. 3. New Business

Chairman Faulkner advised the next item on the agenda is a public hearing for Sukhwinder Singh, 3 Longmeadow Drive, Elmira, NY 14905, regarding 1137 Maple Avenue, Elmira, NY 14904, and a request for a use variance to allow for a business sign on the building and on a pole not in compliance with Section 525-94 (B)-Sign Requirements for General Use and An Accessory Use Associated with General Use, listed in §525-20 and located in any zoning district, are as follows, except that in no instance shall the maximum aggregate sign area for any use, excluding the sign area of any monument sign, be greater than sixty (60) square feet in the R1, R2 and R3 Zoning Districts and one hundred sixty (160) square feet in the AR, CN and CR Zoning District. Tax Map # 100.13-2-6, Zoned: R-2 , Current Use: Commercial Present: Sukhwinder Singh

TJ Singh

Jeremy Hourihan, Attorney for Mr. Singh

Attorney Hourihan advised this is a pre-existing, non-conforming use; there has been a business on this site for forty (40) years. The sign was removed, after a storm, by the previous owner and technically the sign wasn't there for one (1) year. A new sign was installed, at a cost of \$4,500, by the new owners, who didn't know the sign was not grandfathered in. The sign is four feet (4') by four feet (4') and the sign on the building is two and one-half feet (2 1/2") by eight feet (8'). At this point, if the sign had to be taken down, anyone going by this building would have no idea what this business is. Attorney Hourihan provided a review of the use variance questions, emphasized the sign was removed by the previous owner after a storm; the new sign does not flash and is smaller than the previous sign.

Mr. Rocchi explained the previous sign was larger, thirty square feet (30') or more. It was noted if a day care, cottage industry, seasonable business, among other similar businesses, operated in this zone they would be allowed a four foot (4') by four foot (4') sign, as well as general use category such as a private school, nursing home, golf course, rod and gun club, but because of this current business use, the owners cannot put a sign there. When reviewing the zoning previously, this wasn't a use we thought of for a business use. The committee meets December 6, 2021 to review the zoning, but it will take time to review this and so it was suggested Mr. Singh seek a use variance instead of waiting for the committee to review the sign zoning requirements.

Chairman Faulkner opened the hearing to the public and advised anyone speaking should give their name and address. No comments were made via the Webex. Mr. Tiffany provided the following comments at the hearing.

Quintin Tiffany, 1108 Maple Avenue, Elmira, NY 14904. Advised he is a neighbor directly across from the business, the sign had been there in the past, taken down, put back up but not grandfathered in, and presents a hardship to him. The claim that it doesn't alter the neighborhood is not correct. Mr. Tiffany explained he bought his property in 2019, no sign, no bright light was at this business site when Mr. Tiffany purchased his residence. Mr. Tiffany further explained when he asked about the store sign, he was told the store sign could be put there, but this is unfair to those of us who live across the street who are supposed to accept the sign which greatly affects my property. What was across the street previously and what is there now is causing me to lose a ton of money. Code is supposed to protect my property and neighbors. This affects my property a lot as the bedroom and living room faces that sign. Mr. Tiffany advised he is sorry about who ever gave the new owners the advice about the sign, but they should be arguing with that person. Mr. Tiffany further advised he is asking the Code be upheld to protect the residents. Mr. Tiffany asked if the business owner might make some adjustments because the light problem affects the bay window in his home more at night.

Mr. Rocchi advised the sign goes off at 9:00 pm when the business closes.

Based upon questions and answers, the location of 1108 Maple Avenue, was determined to not be directly across from the business at 1137 Maple Avenue.

Chairman Faulkner closed the public portion of the hearing, based upon no other comments from the meeting attendees and no comments being offered via Webex.

Public Hearing – Sukhwinder Singh
3 Longmeadow Drive, Elmira, NY 14905
Re: 1137 Maple Avenue, Elmira, NY 14904
Use variance- in a R2 zone; commercial use
Signs on building and pole.

Item No. 3. New Business *(continued)*

Chairman Faulkner advised the four (4) use variance questions would have to be answered by the applicant.

Attorney Hourihan, legal counsel for Mr. Singh, provided the following use variance answers:

Q1. The applicant cannot realize a reasonable return, provided that lack of return is substantial and demonstrated by competent financial evidence.

A. *Attorney Hourihan – This is a brick and mortar business and without a sign there is lack of reasonable return. The applicant paid \$4,500 for a sign and will lose that money. A business without a sign won't get drive by customers. There is lack of reasonable return without a sign.*

Q2. The alleged hardship relating to the lot in question is unique and does not apply to a substantial portion of the District or neighborhood in which the lot is located.

A. *Attorney Hourihan – The R-2 District with a business there is very unique.*

Q3. The requested use variance, if granted, will not alter the essential character of the district neighborhood in which a lot is located.

A. *Attorney Hourihan – If the sign had a different subject matter, such as a general use category discussed previously, the sign would be allowable. A sign has been there for forty (40) years.*

Q4. The alleged hardship is not self-created.

A. *The previous sign was damaged in a storm and taken down by the previous owner. When the new owner purchased the property, he was told he could put the sign up.*

Chairman Faulkner advised the four (4) use variance questions would now be answered by the Board members.

Q1. The applicant cannot realize a reasonable return, provided that lack of return is substantial and demonstrated by competent financial evidence.

Discussion concerned the following issues: Without a sign, it is difficult to know what the business is, not receiving a reasonable return without a sign and a concern that the sign sticks out in a residential neighborhood.

A: *All five (5) Board members voted – yes.*

Q2. The alleged hardship relating to the lot in question is unique and does not apply to a substantial portion of the District or neighborhood in which the lot is located.

Discussion centered on this is isolated to that one (1) location.

A: *All five (5) Board members voted – yes.*

Q3. The requested use variance, is granted, will not alter the essential character of the district neighborhood in which a lot is located.

Discussion concluded a commercial business has been there for a long time and will not alter the neighborhood.

A. *All five (5) Board members voted – yes.*

Q4. The alleged hardship is not self-created.

Discussion centered on there was a sign there and it was much larger.

A. *All five (5) Board members voted – yes.*

Public Hearing – Sukhwinder Singh
3 Longmeadow Drive, Elmira, NY 14905
Re: 1137 Maple Avenue, Elmira, NY 14904
Use variance- in a R2 zone; commercial use
Signs on building and pole.

Chairman Faulkner advised the Board members must provide answers to the twenty questions on the SEQR form.

See: Short Environmental Assessment Form included with file for the record. Responses from Board members:

- | | |
|---------------------------|---|
| <i>Q1. No = 5</i> | <i>Q11. No = 5</i> |
| <i>Q2. No = 5</i> | <i>Q12. a. No = 5</i> |
| <i>Q3. a. NA = 5</i> | <i>b. No = 5</i> |
| <i>b. NA = 5</i> | <i>Q13. a. No = 5</i> |
| <i>c..NA = 5</i> | <i>b. No = 5</i> |
| <i>Q4. Commercial = 5</i> | <i>Q14. Urban/Suburban Yes = 5</i> |
| <i>Q5. a. No = 5</i> | <i>Q15. No = 5</i> |
| <i>b. No = 5</i> | <i>Q16. No = 5</i> |
| <i>Q6. Yes = 5</i> | <i>Q17. a. No = 5</i> |
| <i>Q7. No = 5</i> | <i>b. No = 5</i> |
| <i>Q8. a. No = 5</i> | <i>Q18. No = 5</i> |
| <i>b. Yes = 5</i> | <i>Q19. No = 5</i> |
| <i>c. No = 5</i> | <i>Q20. No = 5</i> |
| <i>Q9. No = 5</i> | <i>Motion to Approve SEQR – Belinda Combs</i> |
| <i>Q10. No = 5</i> | <i>Motion Seconded – Susan Silvers</i> |
| | <i>SEQR unanimously approved</i> |

Brief discussion took place concerning lighting options at night and the fact if any other type of business was there the sign would be allowed in that zone.

Motion by Mr. Crater to vote on a variance for the applicant with a “no” vote denying the variance and a “yes” vote granting the variance. Motion seconded by Ms. Combs.

Secretary Balok called the roll: Ms. Combs-Yes; Mr. Crater-Yes; Ms. Silvers-Yes; Mr. Wrigley-Yes; Chairman Faulkner-Yes. Unanimous vote yes.

Use variance granted.

Adjourned: 7:36 p.m.

Original on File: Town Clerk, Copy: Town Supervisor, Town Attorney, Town Code Enforcement Officer
Board of Appeals Town Board Planning Board
Minutes to: Sukhwinder Singh, 3 Longmeadow Drive, Elmira, NY 14905

Bonnie J. Balok
Secretary-Zoning Board of Appeals
November 20, 2021

**MINUTES APPROVED
BY BOARD OF APPEALS
1/19/2022**

**RESOLUTIONS
2021**

Resolution No. 12

USE VARIANCE GRANTED

PROPERTY:	TAX MAP NO. 100.13-2-6 COMMONLY KNOWN AS 1137 MAPLE AVENUE	ZONED: R-2 ELMIRA, NY 14904
APPLICANT:	SUKHWINDER SINGH 3 LONGMEADOW DRIVE	ELMIRA, NY 14905
OWNER:	SUKHWINDER SINGH 3 LONGMEADOW DRIVE	ELMIRA, NY 14905
RESOLUTION:	CRATER	SECONDED: COMBS

WHEREAS, Sukhwinder Singh, 3 Longmeadow Drive, Elmira, NY 14905, requested a use variance to allow for a business sign on the building and on a pole at 1137 Maple Avenue, Elmira, NY, 14904, not in compliance with Section 525-94 (B)-Sign Requirements for General Use and An Accessory Use Associated with General Use, listed in §525-20 and located in any zoning district, are as follows, except that in no instance shall the maximum aggregate sign area for any use, excluding the sign area of any monument sign, be greater than sixty (60) square feet in the R1, R2 and R3 Zoning Districts and one hundred sixty (160) square feet in the AR, CN and CR Zoning District. Tax Map # 100.13-2-6, Zoned: R-2, Current Use: Commercial, and

WHEREAS, the Town of Southport Zoning Board of Appeals held a public hearing on November 17, 2021 at 7:00 p.m., or as soon thereafter as it could be heard, at the Southport Town Hall, 1139 Pennsylvania Avenue, Elmira, New York, to consider the granting of a use variance, and

WHEREAS, based upon deliberation, consideration and discussion, the members of the Zoning Board of Appeals were of the opinion a use variance could be granted based upon inspection of the property, review of the use variance questions, Sections 525-94 (B) and 525-20 of the Town Code, and

WHEREAS, the Zoning Board of Appeals completed State Environmental Quality Review Act review of the proposed use variance and issued a Negative Declaration, and

NOW THEREFORE BE IT RESOLVED a use variance can be granted to Sukhwinder Singh, 3 Longmeadow Drive, Elmira, NY 14905, regarding 1137 Maple Avenue, Elmira, NY 14904, Tax Map # 100.13-2-6, Zoned: R-2, Current Use: Commercial, to allow for a business sign on the building and on a pole not in compliance with Section 525-94 (B)-Sign Requirements for General Use and An Accessory Use Associated with General Use, listed in §525-20, and the building inspector of the Town of Southport be and hereby is authorized to issue a permit for said use, and that failure to complete the project within one (1) year from the granting of this use variance will render the variance null and void.

Yes Vote: Combs, Crater, Silvers, Wrigley and Faulkner
No Votes: None
Carried.
November 17, 2021

Minutes & Resolution Approved by Board of Appeals-1/19/2022

Public Hearing – Tyler Crater
9 Crestview Drive W, Pine City, NY 14871
Area variance- in a R1 zone to allow for an attached garage to be built within required fifteen foot (15') side yard setback

Item No. 3. New Business *(continued)*

Chairman Faulkner advised the next item on the agenda is a public hearing for Tyler Crater, 9 Crestview Drive West, Pine City, NY 14871 regarding an area variance to allow an attached garage and patio to be built within the required fifteen feet (15') side yard setback per Section 525-24 –Bulk and Density Control Schedule. Tax Map # 109.09-5-16, Zoned R-Current Use: Residential

Present: Tyler Crater and Shawn Crater

Mr. Shawn Crater recused himself from the Board to assist his son in the presentation of the above request for an area variance.

Mr. Shawn Crater, 15 Hillside Drive, Pine City, NY 14871. Mr. Crater advised his son is asking for an area variance to build an attached garage and patio within the fifteen foot (15') side yard setback as per Section 525-24-Bulk and Density Schedule. Mr. Crater further advised the home was built by Mr. Christofaro in 1954, his son purchased the home in 2018; the home had a carport alongside of the home, same size as the garage his son wants to put on the house. The carport was enclosed on three (3) sides, covered with shrubs and the shrubs caused the wood to rot. Basically, this came out eighteen feet (18'). At the time of renovation, we tore the carport down because the wood was so rotted. The setback has now changed to fifteen feet (15'). There are twenty eight (28) homes on the west side of the street; only twelve (12) would meet the setback requirements. This home had an existing carport, and we would like to put an attached garage and patio on to the home that would be the same size as the carport that was there. *(Photographs of the site were provided for the Board members to review)*. Mr. Crater explained the shrubs were across the back and no footers were in place, the concrete was torn out, and a three and one-half inch slab with footers has replaced the previous concrete. Mr. Crater further explained the setback is the same as the previous setback which is three feet (3'), sixteen feet (16') between the neighbor and this home. The same siding will be used to match the house. Mr. Crater advised they thought about building a larger detached garage, but the septic system is only nine feet (9') from the other side of the house. The smaller attached garage is the only alternative.

Mr. Rocchi advised some houses on the street also had to get a three foot (3') variance because of the setback change. One of those homes was 27 Crestview Drive, where an area variance was granted for a three foot (3') variance when the owners added another bay to the garage.

Chairman Faulkner opened the hearing to the public and advised anyone speaking should give their name and address. No comments were made at the hearing or via the Webex. The public portion of the public hearing was closed.

Chairman Faulkner advised the five (5) area variance questions would have to be answered by the applicant.

Mr. Tyler Crater provided the following answers to the five (5) area variance questions.

Q1. Whether an undesirable change will be produced in the character of the neighborhood or community or a detriment to nearby properties will be created by the granting of the area variance?

A. *Mr. Tyler Crater – No. The attached garage is consistent with other properties on the street.*

Q2. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance?

A. *Mr. Tyler Crater – No. Need an area variance because of the setback.*

Q3. Whether the requested area variance is substantial?

A. *Mr. Tyler Crater – No.*

Q4. Whether the proposed area variance will have an adverse affect or impact on the physical or environmental conditions in the neighborhood or district?

A. *Mr. Tyler Crater – No.*

Public Hearing – Tyler Crater
9 Crestview Drive W, Pine City, NY 14871
Area variance- in a R1 zone to allow for an attached garage to be built within required fifteen foot (15') side yard setback

Q5. Whether an alleged difficulty of compliance with the zoning requirement was self-created, which is relevant to the decision but shall not necessarily preclude the granting of the area variance?

A. *Mr. Tyler Crater – No. Zoning law changed since the construction of the housing development in this area.*

The Board reviewed the five (5) area variance questions and provided their answers as follows:

Q1. Whether an undesirable change will be produced in the character of the neighborhood or community or a detriment to nearby properties will be created by the granting of the area variance?

A. *No – Four (4) votes no. Ms. Combs, Ms. Silvers, Mr. Wrigley, Chairman Faulkner.
Mr. Crater recused from meeting.*

Q2. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance?

A. *No – Four (4) votes no. Ms. Combs, Ms. Silvers, Mr. Wrigley, Chairman Faulkner.
Mr. Crater recused from meeting.*

Q3. Whether the requested area variance is substantial?

A. *No – Four (4) votes no. Ms. Combs, Ms. Silvers, Mr. Wrigley, Chairman Faulkner.
Mr. Crater recused from meeting.*

Q4. Whether the proposed area variance will have an adverse affect or impact on the physical or environmental conditions in the neighborhood or district?

A. *No – Four (4) votes no. Ms. Combs, Ms. Silvers, Mr. Wrigley, Chairman Faulkner.
Mr. Crater recused from meeting.*

Q5. Whether an alleged difficulty of compliance with the zoning requirement was self-created, which is relevant to the decision but shall not necessarily preclude the granting of the area variance?

A. *No – Four (4) votes no. Ms. Combs, Ms. Silvers, Mr. Wrigley, Chairman Faulkner.
Mr. Crater recused from meeting.*

Chairman Faulkner advised the Board members must provide answers to the twenty questions on the SEQR form.

See: Short Environmental Assessment Form included with file for the record. Responses from Board members:

- | | |
|--------------------------------------|---|
| <i>Q1. No =4</i> | <i>Q11. No = 4</i> |
| <i>Q2. No =4</i> | <i>Q12. a. No = 4</i> |
| <i>Q3. a. .209acre</i> | <i>b. No = 4</i> |
| <i>b. 432 sq ft</i> | <i>Q13. a. No = 4</i> |
| <i>c. .209 acre</i> | <i>b. No =4</i> |
| <i>Q4. Residential (suburban) =4</i> | <i>Q14. Suburban Yes = 4</i> |
| <i>Q5. a. NA = 4</i> | <i>Q15. No = 4</i> |
| <i>b. NA =4</i> | <i>Q16. No = 4</i> |
| <i>Q6. Yes =4</i> | <i>Q17. a. No = 4</i> |
| <i>Q7. No = 4</i> | <i>b. No = 4</i> |
| <i>Q8. a. No = 4</i> | <i>Q18. No = 4</i> |
| <i>b. No = 4</i> | <i>Q19. No = 4</i> |
| <i>c. No = 4</i> | <i>Q20. No = 4</i> |
| <i>Q9. No = 4</i> | <i>Motion to Approve SEQR – Susan Silvers</i> |
| <i>Q10. No = 4</i> | <i>Motion Seconded –Belinda Combs</i> |
| | <i>SEQR unanimously approved</i> |

Public Hearing – Tyler Crater
9 Crestview Drive W, Pine City, NY 14871
Area variance- in a R1 zone to allow for an
attached garage to be built within required
fifteen foot (15') side yard setback

Motion to cut off debate made by Chairman Faulkner; seconded by Mr. Wrigley. Unanimous vote yes to cut off debate.

Ms. Combs made a motion to vote on a variance for the applicant with a “no” vote denying the variance and a “yes” vote granting the variance. Ms. Silvers seconded the motion.

Secretary Balok called the roll: Ms. Combs-Yes; Ms. Silvers-Yes; Mr. Wrigley-Yes; Chairman Faulkner-Yes
Unanimous vote yes.

Area variance granted.

Adjourned: 8:01 p.m.

Original on File: Town Clerk, Copy: Town Supervisor, Town Attorney, Town Code Enforcement Officer
Board of Appeals Town Board Planning Board
Minutes to: Tyler Crater, 9 Crestview Drive West, Pine City, NY 14871

Bonnie J. Balok
Secretary-Zoning Board of Appeals
November 20, 2021

MINUTES APPROVED
BY BOARD OF APPEALS
1/19/2022

Public Hearing – Sukhwinder Singh
3 Longmeadow Drive, Elmira, NY 14905
Re: 1137 Maple Avenue, Elmira, NY 14904
Use variance- in a R2 zone; commercial use
Signs on building and pole.

Public Hearing – Tyler Crater
9 Crestview Drive W, Pine City, NY 14871
Area variance- in a R1 zone to allow for an
attached garage to be built within required
fifteen foot (15') side yard setback

4. Old Business

The ZBA members reviewed and discussed a memo from the Town Planning Board, dated November 3, 2021, requesting the Zoning Board of Appeals submit to the Planning Board the ZBA findings when a variance is approved and when the application requires a Site Plan approval, and how the ZBA arrives a decision, as well as justify the reason they voted the way they did.

The ZBA members requested a letter be sent to the Town Planning Board. Motion made by Ms. Silvers; Seconded by Ms. Combs. Unanimously approved.

The ZBA members turned in completed training certificates for credit. Training completed Land Use Training, Planning and Zoning: An Introduction, Vacancy & Abandonment: Strategies & Tools for Local Government.

5. Discussion

No further discussion.

6. Adjournment

Chairman Faulkner made a motion to adjourn the meeting; seconded by Ms. Silvers.

Meeting Adjourned: 8:10 p.m.

Enclosures Minutes of November 17, 2021

Original on File: Town Clerk, Copy: Town Supervisor, Town Attorney, Town Code Enforcement Officer
Board of Appeals Town Board Planning Board
Minutes to: Sukhwinder Singh, 3 Longmeadow Drive, Elmira, NY 14905
Minutes to: Tyler Crater, 9 Crestview Drive W, Pine City, NY 14871

Bonnie J. Balok
Secretary-Zoning Board of Appeals
November 20, 2021

**MINUTES APPROVED
BY BOARD OF APPEALS
1/19/2022**

**RESOLUTIONS
2021**

Resolution No. 13

AREA VARIANCE GRANTED

PROPERTY:	TAX MAP NO. 109.09-5-16 COMMONLY KNOWN AS 9 CRESTVIEW DRIVE WEST	ZONED: R-1 PINE CITY, NY 14871
APPLICANT:	TYLER CRATER 9 CRESTVIEW DRIVE WEST	PINE CITY, NY 14871
OWNER:	TYLER CRATER 9 CRESTVIEW DRIVE WEST	PINE CITY, NY 14871
RESOLUTION:	COMBS	SECONDED: SILVERS

WHEREAS, Tyler Crater, 9 Crestview Drive West, Pine City NY 14871 requested an area variance to allow for construction of an attached garage and patio to be built within the required fifteen feet (15') side yard setback per Section 525-24 –Bulk and Density Control Schedule. Tax Map # 109.09-5-16, Zoned R-1, Current Use: Residential, and

WHEREAS, the Town of Southport Zoning Board of Appeals held a public hearing on November 17, 2021 at 7:00 p.m., or as soon thereafter as it could be heard, at the Southport Town Hall, 1139 Pennsylvania Avenue, Elmira, New York, to consider the granting of an area variance, and

WHEREAS, based upon deliberation, consideration and discussion, the members of the Zoning Board of Appeals were of the opinion an area variance could be granted based upon inspection of the property, review of the area variance questions, Sections 525-24 - Bulk and Density Control Schedule of the Town Code, and

WHEREAS, the Zoning Board of Appeals completed State Environmental Quality Review Act review of the proposed area variance and issued a Negative Declaration, and

NOW THEREFORE BE IT RESOLVED an area variance can be granted to Tyler Crater, 9 Crestview Drive West, Pine City, NY 14871, Tax Map #: 109.09-5-16, Zoned: R-1, Current Use: Residential, and the building inspector of the Town of Southport be and hereby is authorized to issue a permit for said use, and that failure to complete the project within one (1) year from the granting of this area variance will render the variance null and void.

Yes Vote: Combs, Silvers, Wrigley and Faulkner
No Votes: None
Recused: Crater
Carried.
November 17, 2021

Minutes & Resolution Approved by Board of Appeals-1/19/2022