



TOWN OF SOUTHPORT

1139 Pennsylvania Avenue
Elmira, NY 14904

BOARD OF APPEALS

AGENDA

(UPDATED)

WEDNESDAY, JANUARY 17, 2024

ORGANIZATIONAL MEETING

ELECTION OF OFFICERS, MEETING DATE & TIME FOR 2024

PUBLIC HEARING (1)

JESSE SCHROEDER

AREA VARIANCE-481 BECKWITH ROAD, PINE CITY, NY

INFORMATIONAL HEARING (1)

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

1170 SHERMAN AVENUE
ELMIRA, NY

7:00 PM

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

WEBEX INVITE INFORMATION FOR JANUARY 17, 2024 MEETING:

**JOIN BY PHONE: +1-650-479-3208; MEETING NUMBER (ACCESS CODE) 2631 123 8700; MEETING PASSWORD: dmY77RWxpW3
(36977799 FROM PHONES & VIDEO SYSTEMS)**

1. Call to Order
2. Organizational Meeting
Election of Chairman, Vice Chairman, Secretary, Establish Meeting Day and Time
3. Approval of Minutes of December 20, 2023
4. New Business
 - (1). Public 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
 - (2). Informational Hearing for Andrew Harding, o/b/o, Cherry Lane Park, LLC
111 East 14th Street, Elmira Heights, NY 14903

Re: 1170 Sherman Avenue, Elmira, NY 14904
Area Variance for the minimum exterior structure width of twenty feet (20'). Seeking an area variance to reduce that to fifteen feet (15') two inches (2') or less. The twenty foot (20') requirement for a mobile home park limits the units that would be available and increases the cost of the homes. To comply with a majority of the zoning requirements, they will be reducing the lot to fifteen (15) homes based on this minimum unit size.

- (2). Informational Hearing for Andrew Harding, o/b/o, Cherry Lane Park, LLC (*continued*)
111 East 14th Street, Elmira Heights, NY 14903

Re: 1170 Sherman Avenue, Elmira, NY 14904

If required to comply with the minimum width of twenty feet (20') it would further reduce the lot to fourteen (14) homes based on a minimum width of available units at twenty six feet (26').

The owner intends to market these homes for sale and the cost for the double wide units would exceed the median home price in this area. The variance request is not a substantial request. We feel the twenty feet (20') requirement is a recent change in the zoning law and it does create a hardship for the owner that has not been self-created.

- 5. Old Business
- 6. Discussion
- 7. Adjournment

Enclosures Minutes of December 20, 2023
Applications – Schroeder and Harding

Original on File: Town Clerk,
C: Board of Appeals, Town Board, Planning Board
Town Supervisor, Town Code Enforcement Officer
Minutes December 20, 2023 & Agenda January 17, 2024
to Jesse Schroeder, 481 Beckwith Rd., Pine City, NY
to Andrew Harding, 111 East 14th St., Elmira Heights NY
to David Adams, 111 East 14th St., Elmira Heights, NY (*12/20/23 Minutes Only*)

Bonnie Balok, Secretary
Zoning Board of Appeals
January 8, 2024

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