



## TOWN OF SOUTHPORT

1139 Pennsylvania Avenue  
Elmira, NY 14904

**MINUTES TO BE APPROVED  
BY BOARD OF APPEALS**

### BOARD OF APPEALS

**MINUTES  
WEDNESDAY, JANUARY 21, 2026**

#### **ORGANIZATIONAL MEETING**

ELECTION OF OFFICERS, MEETING DATE & TIME FOR 2026

**7:00 PM**

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

Minutes of the organizational meeting of the Zoning Board of Appeals, Town of Southport held at the Southport Town Hall, 1139 Pennsylvania Avenue, Elmira, New York on January 21, 2026 at 7:00 pm.

**Item No. 1 - Call to Order**

Board Members Present:	<b>Attendance</b>	
	Belinda Combs	Alternate Present: Position to be filled
	Justin Faulkner	
	Susan Silvers	
	Kenneth Wrigley	

Board Member Absent:

Shawn Crater

Others Present:

Peter Rocchi, Town Code Enforcement Officer  
Bonnie Balok, Secretary-Zoning Board of Appeals

Mr. Faulkner advised the Board Mr. Collier submitted his letter of resignation from the ZBA , dated January 16, 2026. Mr. Collier advised he has been appointed to serve as an alternate on the Planning Board. Mr. Collier's resignation from the ZBA was accepted.

**Item No. 2 - Organizational Meeting**

The organizational meeting was called to order by Mr. Faulkner at 7:04 pm. The purpose of the organizational meeting was to elect a chairman, vice-chairman, secretary and select a meeting day and meeting time.

The following motions were made, seconded and unanimously approved.

#### **Resolution No. 1**

**Appointment of Justin Faulkner, Chairman of the Zoning Board of Appeals, Town of Southport for the year 2026.**

**Resolution by: Ms. Combs**

**Seconded by: Ms. Silvers**

Whereas, the Zoning Board of Appeals held an organizational meeting to elect a chairman for the year 2026, and  
Whereas, Ms. Combs made a motion to nominate Justin Faulkner as Chairman, and Ms. Silvers seconded the motion.  
Resolved, Justin Faulkner will serve as Chairman of the Zoning Board of Appeals, Town of Southport for the year 2026.

Ayes: Combs, Silvers, Wrigley

Abstained: Faulkner

Nays: None

Carried.

**Resolution No. 2**

**Appointment of Susan Silvers, Vice-Chairman Zoning Board of Appeals, Town of Southport for the year 2026.**

**Resolution by: Mr. Faulkner**

**Seconded by: Mr. Wrigley**

Whereas, the Zoning Board of Appeals held an organizational meeting to elect a vice- chairman for the year 2026 and  
Whereas, Mr. Faulkner made a motion to nominate Susan Silvers, and Mr. Wrigley seconded the motion.

Resolved, Susan Silvers will serve as Vice-Chairman, Zoning Board of Appeals, Town of Southport for the year 2026.

Ayes: Combs, Faulkner Wrigley

Abstained: Silvers

Nays: None

Carried

**Resolution No. 3**

**Appointment of Bonnie Balok, Secretary, Zoning Board of Appeals, Town of Southport for the year 2026.**

**Resolution by: Ms. Combs**

**Seconded by: Ms. Silvers**

Whereas, the Zoning Board of Appeals held an organizational meeting to elect a secretary for the year 2026, and  
Whereas, Ms. Combs made a motion to nominate Bonnie Balok, and Ms. Silvers seconded the motion.

Resolved, Bonnie Balok will serve as Secretary, Zoning Board of Appeals, Town of Southport for the year 2026.

Ayes: Combs, Faulkner, Silvers, Wrigley

Nays: None

Carried:

**Resolution No. 4**

**Meeting Day for the Zoning Board of Appeals, Town of Southport shall be the third Wednesday of each month for the year 2026**

**Resolution by: Ms. Silvers**

**Seconded by: Ms. Combs**

Whereas, the Zoning Board of Appeals held an organizational meeting to select a meeting day for the year 2026, and  
Whereas, Ms. Silvers made a motion to set the meeting day as the third Wednesday of each month, and Ms. Combs seconded the motion to include at the Southport Town Hall, 1139 Pennsylvania Avenue, Elmira, NY.

Resolved, the third Wednesday of each month shall be the meeting day for the Zoning Board of Appeals for the year 2026.

Ayes: Combs, Faulkner, Silvers, Wrigley

Nays: None

Carried:

**Resolution No. 5**

**Meeting Time for the Zoning Board of Appeals, Town of Southport shall be 7:00 p.m. for the year 2026**

**Resolution by: Ms. Silvers**

**Seconded by: Ms. Combs**

Whereas, the Zoning Board of Appeals held an organizational meeting to select a meeting time for the year 2026, and  
Whereas, Ms. Silvers made a motion to set the meeting time as 7:00 pm each month, and Ms. Combs seconded the motion.  
Resolved, 7:00 p.m. shall be the meeting time for the Zoning Board of Appeals for the year 2026.

Ayes: Combs, Faulkner, Silvers, Wrigley

Nays: None

Carried:

**Item No. 3 - Approval of Minutes of April 16, 2025.**

Motion made by Mr. Wrigley to accept the Minutes of April 16, 2025; seconded by Ms. Silvers.

Unanimously approved..

*(Note ZBA 2025 Meetings: Only meeting was April 16, 2025.*

**Item No. 4 – Discussion**

Resignation of Mr. Collier was accepted.

Board requested a Letter of Interest be sent to the Town Clerk and Town Board to advertise the ZBA Alternate position opening. Motion: Ms. Silvers; seconded Mr. Wrigley. Unanimously approved

ZBA member term limits was also discussed. Secretary Balok will follow up to confirm expiration dates.

Noted: If Ms. Combs term is up, she expressed an interest in continuing to serve on the Board.

Motion to approve: Mr. Wrigley; seconded by: Ms. Silvers.

Organizational Meeting Adjourned: 7:25 pm

Motion: Mr. Faulkner Seconded: Ms. Silvers

Original on File: Town Clerk

Copy: Town Supervisor-----Town Attorney----Town Code Enforcement Officer-  
Zoning Board of Appeals---Town Board-----Town Planning Board

Bonnie Balok, Secretary  
Zoning Board of Appeals  
January 21, 2026

**MINUTES TO BE APPROVED  
BY BOARD OF APPEALS**

**ZONING BOARD OF APPEALS  
TOWN OF SOUTHPORT, COUNTY OF CHEMUNG, STATE OF NEW YORK**

**RESOLUTIONS - 2026**

**RESOLUTIONS TO BE APPROVED  
BY BOARD OF APPEALS**

**Resolution No. 1**

**Appointment of Justin Faulkner, Chairman of the Zoning Board of Appeals, Town of Southport for the year 2026.**

**Resolution by: Ms. Combs**

**Seconded by: Ms. Silvers**

Whereas, the Zoning Board of Appeals held an organizational meeting to elect a chairman for the year 2026, and Whereas, Ms. Combs made a motion to nominate Justin Faulkner as Chairman, and Ms. Silvers seconded the motion.

Resolved, Justin Faulkner will serve as Chairman of the Zoning Board of Appeals, Town of Southport for the year 2026.

Ayes: Combs, Silvers, Wrigley

Abstained: Faulkner

Nays: None

Carried.

**Resolution No. 2**

**Appointment of Susan Silvers, Vice-Chairman Zoning Board of Appeals, Town of Southport for the year 2026.**

**Resolution by: Mr. Faulkner**

**Seconded by: Mr. Wrigley**

Whereas, the Zoning Board of Appeals held an organizational meeting to elect a vice-chairman for the year 2026 and Whereas, Mr. Faulkner made a motion to nominate Susan Silvers, and Mr. Wrigley seconded the motion.

Resolved, Susan Silvers will serve as Vice-Chairman, Zoning Board of Appeals, Town of Southport for the year 2026.

Ayes: Combs, Faulkner, Wrigley

Abstained: Silvers

Nays: None

Carried

**Resolution No. 3**

**Appointment of Bonnie Balok, Secretary, Zoning Board of Appeals, Town of Southport for the year 2026.**

**Resolution by: Ms. Combs**

**Seconded by: Ms. Silvers**

Whereas, the Zoning Board of Appeals held an organizational meeting to elect a secretary for the year 2026, and Whereas, Ms. Combs made a motion to nominate Bonnie Balok, and Ms. Silvers seconded the motion.

Resolved, Bonnie Balok will serve as Secretary, Zoning Board of Appeals, Town of Southport for the year 2026.

Ayes: Combs, Faulkner, Silvers, Wrigley

Nays: None

Carried:

**Resolution No. 4**

**Meeting Day for the Zoning Board of Appeals, Town of Southport shall be the third Wednesday of each month for the year 2026**

**Resolution by: Ms. Silvers**

**Seconded by: Ms. Combs**

Whereas, the Zoning Board of Appeals held an organizational meeting to select a meeting day for the year 2026, and Whereas, Ms. Silvers made a motion to set the meeting day as the third Wednesday of each month, and Ms. Combs seconded the motion to include at the Southport Town Hall, 1139 Pennsylvania Avenue, Elmira, NY.

Resolved, the third Wednesday of each month shall be the meeting day for the Zoning Board of Appeals for the year 2026.

Ayes: Combs, Faulkner, Silvers, Wrigley

Nays: None

Carried:

**Resolution No. 5**

**Meeting Time for the Zoning Board of Appeals, Town of Southport shall be 7:00 p.m. for the year 2026**

**Resolution by: Ms. Silvers**

**Seconded by: Ms. Combs**

Whereas, the Zoning Board of Appeals held an organizational meeting to select a meeting time for the year 2026, and Whereas, Ms. Silvers made a motion to set the meeting time as 7:00 pm each month, and Ms. Combs seconded the motion. Resolved, 7:00 p.m. shall be the meeting time for the Zoning Board of Appeals for the year 2026.

Ayes: Combs, Faulkner, Silvers, Wrigley

Nays: None

Carried: