

ZONING BOARD OF APPEALS AGENDA

Date: July 26th, 2024
To: Zoning Board Members
From: Mark Mazzucco
Subject: Zoning Board Meeting, Tuesday, August 13th, 2024

I. Call the meeting to order at 6:30 p.m. with the Pledge of Allegiance to the flag and a moment of silence.

Acting Chairperson Fay declares, for the minutes, that a quorum is present so the meeting may proceed as planned.

- **Minutes:** Approve meeting minutes of July 9th, 2024
- **Reports:**

Village Board Liaison	Mark Mazzucco/Larry Speer
Code Enforcement Officer	Mark Mazzucco
Mayor	Joe Lee

II. ZONING SEGMENT

Open Public Hearing: 6:45 p.m.

A. Explanation of ZBA Procedure:

PUBLIC HEARING – 21 ROLLING MEADOW DRIVE NORTH – AREA VARIANCE – SHERYL SULLIVAN

- Application of Sheryl Sullivan, for the property located at 21 Rolling Meadow Drive North, for an Area Variance to move an existing 6-ft by 10-ft Storage Shed six (6) feet into the side yard of a corner lot adjacent to the street. Per Section 275-13 (1)(f)--- Accessory buildings and structures--- If erected on a corner lot, accessory structures must be located behind the street main foundation lines of the principal dwelling and behind the side foundation line on the side facing the street. This property is zoned Residential.

**PUBLIC HEARING – 163 SHERWOOD DRIVE – CONDITIONAL USE PERMIT –
CHRISTINA NICHOLS**

Application of Christina Nichols for the property located at 163 Sherwood Drive for a Conditional Use Permit to operate an In-home Occupation (Dog Boarding). Per Section 275-13B(3)---Conditional uses. Upon site approval and in accordance with Article IV, the following uses are permitted---Customary home occupation incidental to a residence, including a professional office of a person actually residing on the premises. This property is zoned Residential.

CONCEPTUAL – 745 EAST AVE – LARRY SPEER

- Request to have 2 recreational vehicles
- To build a non-permanent second storage

CONCEPTUAL – PARKLAND PLACE – WEGMANS SPECIALTIES, DAN WEGMAN

Open/Close Public Comment:

Board Discussion:

Next Meeting: Tuesday, September 10th, 2024

Adjournment:

