

ZONING BOARD OF APPEALS AGENDA

Date: May 23, 2025
To: Zoning Board Members
From: Mark Mazzucco
Subject: Zoning Board Meeting, Tuesday, May 27th, 2025

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

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

- **Minutes:** Approve meeting minutes of May 13th, 2025
- **Reports:**

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

II. PLANNING SEGMENT

A. Explanation of ZBA Procedure:

SITE PLAN REVIEW – 144 SOUTH AVE – JEFF DICESARE

- Application of Jeff DiCesare for the property located at 144 South Avenue to operate an eating and drinking establishment with a drive thru. Per Section 275-15C (1)-- Conditional Use Permit is required for any use permitted in Section [275-15B](#) to the extent not conducted within a completely enclosed building.
- Application of Jeff DiCesare for Site Plan Review for property located at 144 South Avenue to construct a \pm 1,500 square-foot addition to an existing building for an eating and drinking establishment with a drive thru.

- Application of Jeff DiCesare for property located at 144 South Avenue for an Area Variance for relief from Section 275-36C(1) to allow 68 parking spaces and 5 drive-thru Stacked spaces. Currently there are 91 existing parking spaces.

Board Discussion:

Next Meeting: Tuesday, June 10th, 2025

Adjournment: