

Zoning Board of Appeals  
Special Meeting  
March 4, 2024  
6:30PM  
Minutes

Quorum: Yes

Meeting called to order at 6:30 PM by Vice Chairman John Stano.

Members present: John Stano, Ryan McIntosh, David Ladd, Amy Kenney.

Absent: Donald Butler

Motion David Ladd 2<sup>nd</sup> Amy Kenney to approve the minutes from the November 27, 2023 special meeting.

Ayes: 4 John Stano, Ryan McIntosh, David Ladd, Amy Kenney.

Nays: 0

Correspondence: The Annual Government Conference will be held on Thursday May 2, 2024, anyone wishing to attend please let the clerk know by April 1<sup>st</sup>, 2024.

New Business: Review Amendments to Zoning Law

A regular Planning Board meeting was held January 29<sup>th</sup>, 2024. Discussion had regarding the possibility of amending the current zoning law, Article 325-11 Commercial, Section B. Jim Millington, Code Enforcer reviewed the law further and based on the way the buildings in the commercial district are currently occupied and have been historically, he agreed that it may be in our best interest to expand upon the list of uses permitted upon special use permit approval.

Mike Bourcy, Director of Jefferson County Planning was contacted for suggestions and he recommended the following amendments to our zoning law;

- 1.) Adding the definition of Mixed-Use Building where commercial and residential used are allowed in the same building.
- 2.) Adding Mixed -Use Building to Section B. Uses permitted upon special use permit approval for the commercial district.
- 3.) Adding Multiple Family Dwelling to Section B. Uses permitted upon special use permit approval for the commercial district. (We already have the definition for Multiple Family Dwelling in our law).

Jim Millington wrote a recommendation letter to the Board of Trustees for consideration of the above amendments. A regular Village Board meeting was held at 4:00pm on Tuesday, February 20, 2024. At this meeting Mayor James Eves presented the board with a draft local law for consideration.

Motion Ryan McIntosh 2<sup>nd</sup> David Ladd in support of the draft local law to amend article 325-11 Commercial, Section B. to add Mixed-Use Buildings, and Multiple Family Dwellings as allowed uses.

Ayes: 4 John Stano, Ryan McIntosh, David Ladd, Amy Kenney.

Nays: 0

Clerk will write a letter in support of the amendment to the Board of Trustees for the March 19<sup>th</sup> meeting.

The next regularly scheduled meeting would fall on April 29, 2024 at 6:30pm, if there is business.

Motion David Ladd 2<sup>nd</sup> Amy Kenney for adjournment.

Ayes: 4 John Stano, Ryan McIntosh, David Ladd, Amy Kenney.

Nays: 0

Meeting adjourned at 6:40pm.

Respectfully Submitted,  
Danielle Queior, ZBA Clerk