

Joseph M. Lee, Mayor

TRUSTEES

Andrew J. Fowler

Sherry A. Farrell

Larry W. Speer

Shannon Zabelny

Shari Wilson-Pearce Village Manager/Clerk

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ZONING BOARD OF APPEALS AGENDA

Date: March 24, 2025
To: Zoning Board Members
From: Mark Mazzucco
Subject: Zoning Board Meeting, Tuesday, April 8th, 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 March 11th, 2025
- **Reports:**

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

II. ZONING SEGMENT

A. Explanation of ZBA Procedure:

PUBLIC HEARING – 144 SOUTH AVE – CONDITIONAL USE PERMIT – 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.

PUBLIC HEARING – 144 SOUTH AVE – SITE PLAN REVIEW – JEFF DICESARE

- Application of Jeff DiCesare for Site Plan Review for property located at 144 South Avenue to construct a ± 1,500 square-foot addition to an existing building for an eating and drinking establishment with a drive thru.

PUBLIC HEARING – 144 SOUTH AVE – AREA VARIANCE – JEFF DICESARE

- 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.

Open/Close Public Comment:

Board Discussion:

Next Meeting: Tuesday, May 13th, 2025

Adjournment: