

## **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:**