

**VILLAGE OF SCOTIA  
ZONING BOARD OF APPEALS  
MEETING MINUTES  
MAY 27, 2025 – 7:00 P.M.**

**Call to Order:**

Chairman Brett Wery called the meeting to order at 7:02 p.m.

**Present:** William Seyse, Jamie Stegmann, Brett Wery, Village attorney Lydia Marola, Board Liaison Keith Brown.

**Approval of minutes of Zoning board of appeals meeting held on 6/24/2024:**

Remains as draft minutes due to no member on the current board from June 2024 meeting.

**Area Variance review for Livingston Avenue (37.46-1-9.111):**

Related to 250-12 Lot area requirements (A) District SR-5 requires a width of 50' minimum, applicant is requesting a width of 40.17'.

ABD Engineer, Luigi Palleschi presented the project plans and changes made as suggested from the planning board and Building department in previous meetings and discussion. He further explained the proposal for six single family homes. Each lot will be greater than 5,000 sq feet, which meets the minimum square footages for the lots, however the frontage requirement is 50' wide and this project is proposing a frontage of 40.17'.

**SEQRA Motion:** All in Favor

That this project will result in no significant adverse impacts on the environment and therefore an environmental statement need not to be prepared and to issue and negative declaration under SEQRA.

All in favor.

After contingency upon department head review, there were no concerns addressed from the Fire Department, Police Department or the Department of Public Works. Further details regarding the sewer and water lines will be review within the engineering stage.

**Motion:** William Seyse; **Seconded by:** Jamie Stegmann

That the Zoning Board of Appeals hereby approves the area variance for the property located on Livingston Avenue (37.46-1-9.111) by property owners Urban Cashe.

**Area Variance review for 1 Glen Avenue (39.45-1-1.11):**

Related to 250-16 Building regulations. (B) Minimum floor area. Each dwelling unit shall contain at least 660 square feet of livable floor area. Applicant is requesting 385 square feet apartments.

Representative, Derek presented the project and explained these micro units are appealing to young professionals, minimalists and more, due to their low maintenance and amenities that will be included. Such as washer and dryers in units as well as a workout facility. There is typically a one-year lease, however there will be more flexible lease terms as little as 3 months, up to 18 months. All rental units will prohibit the use as an Air BNB and no sublets. In addition to the renovations, Glen Sanders plans to keep the old part as a restaurant. Construction is planned to begin January 2027, so that current booked parties can hold their events there.

**SEQRA Motion:** All in Favor

That this project will result in no significant adverse impacts on the environment and therefore an environmental statement need not to be prepared and to issue a negative declaration under SEQRA.

All in favor.

After contingency upon department head review, there were no concerns addressed from the Fire Department, Police Department or the Department of Public Works.

**Motion:** Jamie Stegmann; **Seconded:** William Seyse

That the Zoning Board of Appeals hereby approves the area variance for the property located at 1 Glen Avenue (39.45-1-1.11) by owner Angelo Mazzone.

**Area Variance review for 135 Seeley Street (29.82-2-5):**

Related to 250-53 A (2) porches, buildings and projections. An open porch may project into a required front yard or one side yard area a distance not exceeding 6 feet. An open porch is one which has three open sides but may have screen cloth protection or temporary interchangeable screens and transparent windows. The applicant request is for 8 feet.

Dyana and Glenn Warnock presented their porch building plans and explained this is the only space they have to work with and have tried other options, but find this plan to be best fitting for their homes appeal.

**SEQRA Motion:** All in Favor

That this project will result in no significant adverse impacts on the environment and therefore an environmental statement need not to be prepared and to issue and negative declaration under SEQRA.

All in favor.

After contingency upon department head review, there were no concerns addressed from the Fire Department, Police Department or the Department of Public Works.

**Motion:** William Seyse; **Seconded by:** Brett Wery

That the Zoning Board of Appeals hereby approves the area variance for the property located at 135 Seeley Street (29.82-2-5.)

Adjournment:

Motion by: William Seyse; Seconded by: Brett Wery.

To adjourn the meeting at 8:30 p.m.

All in favor.

Respectfully submitted,

Cassandra Valiquette

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Village of Scotia Zoning Board of Appeals Clerk