

VILLAGE OF SCOTIA
ZONING BOARD OF APPEALS
MEETING MINUTES
FEBRUARY 23, 2026 – 7:00 P.M.

Call to order:

Chair Jamie Stegman called the meeting to order at 7:00pm.

Present: Lynda Heaney, William Seyse, Jamie Stegmann, Brett Wery, Village attorney Lydia Marola, Building & Code Enforcement Luis Agüero.

Absent: Liaison Keith Brown.

Approval of minutes of Zoning board of appeals meeting held on May 27, 2025:

Moved by Jamie Stegman, seconded by Bret Wery

Area and Use Variance Review for 39 Wallace Street (29.84-2-33):

Applicant, Dylan Bogdon of Bogdon Development explained the need for the zoning variance at 39 Wallace Street, whereas the use is currently an assisted living building and they are seeking a use variance for zoning this property as a multi-family residence. In addition, they are seeking an area variance for 1 out of 14 of the proposed apartments that is planned to be 605 square feet, which is below the 660 square feet requirement.

Public commenting from the following residents:

Michael Martin of 37 Wallace Street, explained the conditions of living next door to the property while it operated as an assisted living facility. He went into detail about the odor of smoke, urinating on the fence and/or off the stairways, the profanity used loudly while outside, the sunbathing on the front property, the trespassing onto his and other neighbors' yards and stairways, and more terrible conditions nearby residents were exposed to. Michael wanted to know who he would contact if anything needs to be addressed and representative of Bogdon Development, Nadia Bogdon assured Michael that she has a strict no smoking policy, they ensure all of their residents are safe and reliable tenants, as many of them are friends, family or recommendations.

Jamie Ayla of 32 Wallace Street, added to Michael's comments and suggest the Bogdon's choose their tenants wisely, as it would not be pleasant to have to live near such disturbing neighbors again.

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.

Adjournment:

Motion by Jamie Stegmann, seconded by Lynda Heaney.

To adjourn the meeting at 7:32pm.

All in favor.

Respectfully submitted,

Cassandra Valiquett

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Village of Scotia Zoning Board of Appeals Clerk