

ZONING BOARD OF APPEALS MEETING MINUTES -FINAL
WEDNESDAY, September 24, 2025

MEMBERS' PRESENT:

Phillip Zemke, Chairman
Fred Couse
Rocco Mancini
Slade Mead
Kathryn Osborn

ALSO PRESENT:

Matthew Braydich
Linda Scaturro

Chairman Zemke opened the meeting at 7:00 p.m.

Public Hearings: None

Ms. Osborn was called away from the meeting to deal with an issue with her livestock.

Applications: Andrew Jones/Melinda Fishman 165 Brooklyn Heights Road – Cort Contracting

Mr. Matthew Braydich was representing Cort Contracting for a variance permit application for a garden shed on property located at 165 Brooklyn Heights Road, consisting of 0.96 acres, tax grid number 6371-00-943230 located in the A3A Zoning District. Mr. Braydich is proposing to construct a 12 x 24 garden shed on a concrete slab that needs a variance because it does not meet the required setbacks. Variance requested front yard, 85 feet to 66 this, would put the shed near the driveway as to where they would like it to be placed. There is a 10 percent downhill slope in the back yard therefore putting the garden shed in that area would be unfeasible. Neighbors have been notified by the owner regarding the placement of the garden shed.

A site visit will be done on a member's basis.

Mr. Couse made a motion to schedule the public hearing for October 22, 2025, at 7pm seconded by Mr. Mead.

Phillip Zemke, Chair	Aye	Slade Mead	Aye
Fred Couse	Aye	Kathryn Osborn	Absent
Rocco Mancini	Aye		

Motion carried 4-0.

Chair Zemke made a motion to make this a Type II action under SEQR seconded by Mr. Mead.

John Ioanis and Sonja Siderias – 1160 Cold Spring Road – Ms. Scaturro daughter of the applicant was representing for the variance located at 1160 Cold Spring Road consisting of 1.10 acres grid number 6570-00-554447 for a new shed. The variance is for a 30-foot front yard setback where 85 feet is required and a 29-foot side yard setback where 35 feet is required. They are unable to put the shed in the back of house due to the propane tanks and the placement of the septic. The board questioned whether the shed can be placed behind the garage if the propane tank was relocated. Mr. Zemke asked if the 30-foot set back was to the property line or to the road, which is what was shown in the diagram that was presented. Mr. Zemke requested that the applicant provide a new diagram to show

exactly what the setback is from the property line. It was mentioned that the applicants already received variance about a year ago for the garage location in the front yard. Mr. Zemke requested that the board clerk provide the ZBA members with the record of the previously granted variance.

Members of the board will do a site visit individually.

Mr. Couse made a motion to schedule a public hearing for October 22, 2025, at 7pm. Mr. Mead seconded.

Phillip Zemke, Chair	Aye	Slade Mead	Aye
Fred Couse	Aye	Kathryn Osborn	Absent
Rocco Mancini	Aye		

Motion carried 4-0.

Chairman Zemke made a motion to make this a Type II action under SEQR seconded by Mr. Couse.

Phillip Zemke, Chair	Aye	Slade Mead	Aye
Fred Couse	Aye	Kathryn Osborn	Absent
Rocco Mancini	Aye		

Motion carried 4-0.

Chairman Zemke made a motion to accept the minutes from July and August seconded Mr. Mancini.

Phillip Zemke, Chair	Aye	Slade Mead	Aye
Fred Couse	Aye	Kathryn Osborn	Absent
Rocco Mancini	Aye		

Motion carried 4-0.

Ms. Osborn was able to make the end of the meeting.

Community day is September 27, 2025, at noon at Milan Rec Park.

Chairman Zemke made a motion to adjourn meeting at 7:42 pm seconded by Mr. Couse.

Phillip Zemke, Chair	Aye	Slade Mead	Aye
Fred Couse	Aye	Kathryn Osborn	Aye
Rocco Mancini	Aye		

Motion carried 5-0.

Respectfully,

Peggy Coons
Zoning Clerk