

**ZBA Meeting**  
**May 16, 2016, 7:00pm**  
**Village Municipal Center**

Attendance: ZBA Chairwoman Molly Celani; Board Members Ed Fish and John Freed. Board Member George Macura was absent.

Village Staff: Village Deputy Clerk Denise Davies

Others: Mr. Todd M. Smith

Chairwoman Celani called the Meeting to Order at 7:07pm.

Ratify Meeting Minutes: Mr. Freed moved the ratification of the Meeting Minutes of March, 21, 2016 as circulated. Mr. Fish seconded the motion and it carried unanimously.

New Business: Use Variance Application – 3 Quaker St.: Chairwoman Celani advised that the sole purpose of this meeting was to receive a Use Variance Application from Todd M. Smith, and to set the date for the required Public Hearing. The Application requests that the now single family home be changed back to a two family home. This property had been a two family home for over 30 years, after being vacant for longer than 18 months it reverted back to the allowable use for the Village Density Residential District.

Chairwoman Celani recognized Mr. Smith. He explained that the home was marketed and purchased as a two family home and the property was accessed as a two family. There was a brief period of discussion between Mr. Smith and the Board involving parking, entrances, financial investment and proposed renovations and upgrades to the property. After reviewing the application, Chairwoman Celeni deemed it to be complete and directed the ZBA Clerk to advertise for a Public Hearing as required under the Village Zoning Law to be held on Monday, June 20<sup>th</sup> at 7:00pm.

After determining there was no further business to be discussed, Mr. Freed moved that the Meeting be adjourned at 7:25pm. Mr. Fish seconded the motion, it carried without objection.

Respectfully Submitted,

Denise J. Davies  
Acting ZBA Clerk