

2/19/25 Zoning Hearing 6:30 PM

Bob Coppola Called meeting to order

Purpose of hearing: Variance Request – Richard Strouffer & Sherry Sanchez

441 McGaffney St. Building New Home – Sq Ft Variance request 34 Sq Ft

Codified ordinance is 1300 Sq Ft for single dwelling home

Attendance: Board – Mayor James Iudiciani, Bob Coppola (chairman), Rich Schrader, Randy Beatty, John Hvidsak, Tina Strait

Attendance – Sherry Sanchez, Richard Strouffer, Rick Strouffer, Lorie & Paul Wilson

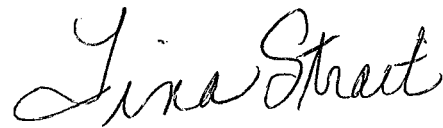
S Sanchez spoke – Dad (R Strouffer) lost home due a fire. Re-building home and needs 34 Sq Ft Variance.

New structure will be approx. 1266 Sq Ft.

Will need to apply for zoning permits, then building permit.

No objections

Adjourn

Handwritten signature of Bob Coppola in black ink.Handwritten signature of Tina Strait in black ink.

Zoning Board Meeting 2/19/25

Called to order – Bob Coppola

Roll Call - Mayor James Iudiciani, Bob Coppola, Randy Beatty, John Hvidak, Rich Schrader, Tina Strait

Re-cap of Zoning Variance meeting

Strouffer needing Zoning permit and sq ft variance approval from board

Motion to accept Variance Request for Strouffer family. Moved by Iudiciani 2nd Beatty

Roll Call – Yes

Official letter will be sent to R. Strouffer/S. Sanchez

Lot Size 12,000 sq ft – meets code

Rear Yard – min of 24 – meets code

Side Yard – 5' off property line – meets code

Setback – does not meet code but it's fine since not all homes equally line up on street

Lot Area per family – meets code

Minimum Sq Ft – does not meet – Variance request GRANTED & ACCEPTED by board (1266 sq ft)

Garage – existing (440 sq ft min for new)

Blueprints have been submitted to Board – Reviewing

Residence A District – meets codes

Motion to grant zoning permit to Strouffer family for new construction at 441 McGaffney St. Single dwelling residences. Moved by Beatty 2nd Hvidak

Roll Call – Yes

Informed them they can come next week for permit and take care of tap in fees

Old Business – Drawing to come from Sky Roofing for new condos (school) and the building next to condos on Water St. Variance not needed for parking – Ordinance was revised for extra parking – 8 spaces.

Randy Beatty – Are we tracking rentals – Rita being paid? Would like the Village to look into this more. Tenant Landlord Ordinance does exist per Coppola.

Motion to adjourn – motion by Schrader 2nd Iudiciani

Roll Call - Yes

