Planning Board & Zoning Board of Appeals meeting
February 3, 2025

Present: Bob Salmon, Bill Nickal, Frank Kaylor, Robert Doss, Dan Newton, Heidi DuSell, Jason Tardio, Counsel Nadine Bell, Sevket Omerovic, George Jweid and Jill Doss

Excused: Ronnie Jackson, John Ceresoli, and Codes Officer Jeff Geer

Chairman Salmon opened the public hearing for George Jweid for special permit and site plan review for property at 295 Genesee Street at 7:00 p.m.
George Jweid, property owner spoke. He advised that he had Forrest Seguin provide an updated site plan indicating the parking spaces moved to allow for snow storage and the revision for landscaping being indicated on the plan. He explained that the violations that were cited by the Code Officer had been corrected, that he plans to either remove or trim back the front yew trees as they are unsightly at this point (this work to be done when the weather warms). He explained that his plan is to convert the downstairs front office space to a two-bedroom apartment which will include laundry facilities and large bathroom. He is currently obtaining quotes for window replacement and door replacement as well as a heat source upgrade. This conversion will change the building from one office and three apartments to four apartments. He isn't changing any walls in the unit but is awaiting installation of drywall and then will work on flooring throughout and installation of kitchen and bathroom units. Currently, the three existing apartments are rented and each unit tenant has one vehicle. There is plenty of off-street parking available which more than meets Code. He also noted that he did replace the light on the existing garage as the existing light was on 24/7, the new light w is photo sensor. New outdoor lighting fixtures have been installed by each apartment door. He noted that the garage roof needs repair, but will hold off on doing anything at this time.
The Chairman asked if anyone in the audience wished to speak for or against the project. No one spoke. Counsel Bell noted that Madison County Planning had returned the GML 239 referral/recommendation today and have left the matter to local determination with no County-wide impact. With no further questions or comments, the public hearing was closed.

Chairman Salmon opened the regular meeting at 7:08 p.m.

George Jweid 295 Genesee Street -special permit and site plan review
The Board members discussed the information presented this evening for the special permit request and site plan review for 295 Genesee Street. Upon the motion made by Bill Nickal to approve the special permit and site plan review, the Board determined that the applicant had demonstrated the intended use for the property was in character with the area and that records provided showed the structure had been originally used as a residence. Mr. Jweid's request to re-purpose the existing office area of the building into a two-bedroom apartment is in keeping with uses in the area. Sufficient parking spaces are available as evidenced by the site plan provided by SeGuin Land Surveying, PLLC

and noted as Lands of Jweid Property Management, LLC dated January 13, 2025. The special permit request and site plan review are in accordance with the Village Code. No special conditions are being attached to this approval. Motion seconded by Frank Kaylor. All members present voted in favor of the approval of the motion. Motion carried. Mr. Jweid was advised to contact the Code Officer for required permits.

Omerovic - 515 Tuscarora Road area variance request
Mr. Sevket Omerovic appeared before the Board to discuss his request for an area variance. Mr. Omerovic would like to construct a accessory building to the left of his existing home. The site plan indicates a three foot side yard setback. Counsel Bell advised that the minimum allowed side yard setback is five feet. The Board asked if the building could be moved in 7 feet. Mr. Omerovic stated no as it would bring the proposed structure too close to the side of his home. The Board also discussed the height of the building. He stated he needed the height because he wants to store a boat inside the building and this is the minimum height he'd need to accomplish that. Counsel Bell reviewed the criteria for the Board in reviewing area variance requests the variance process with Mr. Omerovic. The Board suggested that Mr. Omerovic might have some topographic lines placed on the site map to better determine placement of the proposed storage building. They also noted that the distance from the proposed building to the side of the house wasn't noted on the plan, they asked that that dimension be provided. Mr. Omerovic spoke about a quote he'd obtained from Lowe's Home Improvement, but he advised he wasn't able to get those plans. The Board suggested that perhaps photos of the property might be useful to the Board in addition to topographic lines on the plan. A long discussion was held between the Board members and Mr. Omerovic. Mr. Omerovic commented that if there didn't seem to be any way to put the proposed building in the noted location that he would withdraw the request and use his garage and existing storage building. Mr. Omerovic at the conclusion of the discussion stated that he would be withdrawing his application. The Board requested that this withdrawal letter be sent to the Code Officer. The Board discussed the chain link fence in the front yard.

Minutes
The Board members reviewed the minutes of January 6, 2025. Upon the motion made by Heidi DuSell and seconded by Jason Tardio, the minutes of January 6, 2025 approved as presented. All members present voted in favor. Motion carried.

Next meeting
March 3, 2025

With no further business and upon the motion made by Dan Newton and seconded by Frank Kaylor, meeting adjourned at 7:55 p.m.

Respectfully submitted,

Jill A. Doss
Secretary to PB/ZBA