Zoning Board of Appeals Meeting
February 19, 2024

Present: Chairman Bill Nickal, Paul Adams, Robert Doss, Dan Newton, Ron Jackson

Excused: John Ceresoli, Jill Doss

Chairman Nickal called the meeting to order at 7:00 p.m.

Minutes
The Board members reviewed the minutes of January 15, 2024. Upon the motion made by Dan Newton, and seconded by Robert Doss, the minutes of January 15, 2024 were unanimously approved.

The Board welcomed new alternate Board member Ron Jackson to the Board. Welcome Ron!
Chairman Nickal advised that Dan Newton will now be a regular member, filling the vacancy left by member Dan Welker and Ron Jackson will fill the alternate position that was held by Dan Newton.

NYS Retirement System - ROA for Board Members
Chairman Nickal reviewed the form that was given to each Board member by the Mayor for the NYS Retirement System. Each member is asked to complete Record of Activity (ROA) form for the next 90 days. A brief discussion was held in regard to what time is accounted for in these activity sheets. At the conclusion of the 90-day recording period, the forms will be turned into the Clerk's Office.

Budget Preparation
Chairman Nickal briefly spoke about the upcoming Village Budget preparation. The Board discussed a possible raise for the Board members. He commented he will be in discussion with Village Administrator Paul Gregory in that regard.

Request for a Private Club - discussion
Chairman Nickal advised there has been an inquiry made to the Village from a property owner on Genesee Street across from the Chittenango High School to possibly open a lounge with cigars and other related items. There would be no alcohol. No confirmation was made relative to the availability of cannabis. It would be a membership with individuals having to be 21 years of age and older. The Board discussed the proximity of this type of use so close to the High School. They also discussed the possibility of changing the zoning map for cannabis related business; the property in question is currently located in an HR (High Residential) zone. A private club is allowed in HR District with a Special Permit. The concern was discussed that this may not be a "good fit" being so close to the High School. The Board would need to know what defines a private club. The Board also discussed if this would be considered a "head shop". Village Counsel would need to review everything relative to this proposed used. The critical question of the Board is whether the Community would approve of this use

noting the closeness of the High School. Chairman Nickal advised that the owner stated they would be using vending machines, but did not disclose what was in them. This issue will be discussed further with Counsel.

Next meeting
March 18, 2024

Thank you to Robert Doss for taking notes in my absence.

With no further business, a motion was made to adjourn at 7:40 p.m. by Ron Jackson and seconded by Dan Newton. All members present voting in favor.

Respectfully submitted,

Jill A. Doss
ZBA Secretary