Zoning Board of Appeals

October 28, 2026

Meeting Minutes

In Attendance:

Chairperson:	Brenda Adams	Present
Members:	William Sestrom	Present
	Scott Barilli	Present
	Lisa Mazzella	Present
	Christine Sciurca	Present
Alternate Members:	Amalie Thomas	Present
Village Attorney:	Maria Donavon	Present
Recording Secretary	Angel Rodriguez	Present

Chairperson B. Adams called the Zoning Board of Appeals meeting to order at 6:30PM.

- Pledge of allegiance
- Approval of minutes for February 25, 2026

Motion to approve February 25, 2026, minutes.

- Member W. Sestrom, motion to approve the minutes for February 25, 2026.
- Motion to accept 2nd by member S. Barilli
- Motion to abstain by member C. Sciurca
- Vote: 4-1

- Reschedule November and December meeting dates.

November 25, 2026, has been rescheduled to November 18, 2026
December 23, 2026, has been rescheduled to December 16, 2026

- Member W. Sestrom, motion to approve rescheduling of ZBA meeting dates.
- Motion to accept 2nd by member C. Sciurca
- Vote: 5-0

- All ZBA meeting packets must be picked up prior to meeting date.

B. Adams: If you are unable to pick up your ZBA meeting packets, please let me know. All packets must be picked up prior to meeting date. The building department will discontinue printing them if they are not picked up regularly.

C. Sciurca: Can we get them electronically?

S. Barilli: Can we get copies of the village Zoning codes?

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A. Rodriguez (Recording Secretary)**:** I will email the zoning codes and bring hard copies to the next meeting for any board members who need them. Meeting packets must be picked up, but I can also email them upon request.

- Board's Business
  - Formal Applications:
    - **8 Oak Street**

B. Adams: Planning Board referred this project to ZBA. We are strictly looking at four (4) one-bedroom apartments.

C. Sciurca: Each floor has one apartment on it?

Lulash Pepaj: As of right now there is one commercial space with a four thousand square foot apartment above. I am looking to convert it into two (2) one-bedroom apartments on the second floor and two (2) one-bedroom apartments on the third floor, totaling four apartments.

B. Adams: I have a few questions. On the application there is a name of a partner, but the signature in illegible.

Lulash Pepaj: The name is Luke, my son.

B. Adams: On your environmental assessment form, you have typed TWO and in parentheses you have a two (2). Looks like you crossed it out and made it a one, but the writing part remains a two. Do you definitely want four (4) one-bedroom apartments?

Lulash Pepaj: Correct

B. Adams: Please note that I am making the change to the application. It will state four (4) one-bedroom apartments. Only urban have been checked on #4 (on the environmental assessment form), commercial and residential also needed to be checked. Will you permit me to do so?

Lulash Pepaj: Yes.

B. Adams: Please note that I have checked these two boxes on the form. #5 (on the environmental assessment form) was not checked off. The answer is no, that's why you are here? Is it consistent with the adopted comprehensive plan, the answer is, yes?

Lulash Pepaj: Correct

B. Adams: Reads note form Z. Pearson (Chairperson of the planning board) stating referral of project to zoning board for a use variance for additional apartments only.

S. Barilli: The only real question was parking, but it seems there is plenty of parking for four (4) one-bedroom apartments.

C. Sciurca: What will the first floor be used for?

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Lulash Pepaj: Hopefully an office space

B. Adams: Any further questions or comments? Mrs. Donavon, I know you sat with the planning board as well. Do you have anything to add?

M. Donavon (Village Attorney): I have not seen enough financial evidence as to why you would need the variance. In order to show you need the variance you need to demonstrate how you cannot generate a reasonable return on the property. You will need a third-party appraisal, something that shows why you need the variance.

B. Adams: On the application, if you go to the use section of what is needed to get a use variance, there are four hurdles you must complete in order for this board to decide. What our attorney is stating is you need to submit financial information that shows a reasonable return on this property can not be achieved without a variance.

M. Donavon (Village Attorney): We need written evidence; some third-party independent person must put it in writing. There are four (4) factors you will have to meet for the board to approve a use variance. The board will have to review each to determine if there is enough evidence on the record. It's on every variance, it's state law.

Lulash Pepaj: Ok. I can get that, no problem.

B. Adams: Mrs. Donavon, should we go forward with a public hearing or wait until all requested information has been submitted.

M. Donavon (Village Attorney): I think we can do it in conjunction with the public hearing. We may have to continue if the information is not sufficient. This information must come from an independent third party.

Lulash Pepaj: How much time do I have to submit the information. I would like to avoid prolonging this process over several months.

M. Donavon (Village Attorney): The board and I need sufficient time to review the information.

Lulash Pepaj: I will submit the document by the end of next week.

C. Sciurca: I am concerned about the timeline since next month's meeting has been rescheduled for a week earlier.

B. Adams: So, if we set a public hearing, and we don't have all the information we need, we will extend the public hearing for another month. Do you understand that?

Lulash Pepaj: That is fair, no problem. Yes

B. Adams: Mrs. Donavon, are you ok with that?

M. Donavon (Village Attorney): Yes, as long as the board is comfortable with it.

B. Adams: Can I get a motion to move this to a public hearing set for Wednesday November 18, 2026, at 6:30 P.M.

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Motion to approve application to a public hearing set for November 18, 2026

- Member W. Sestrom, motion to approve
- Motion to accept 2nd by member S. Barilli
- Vote: 5-0

B. Adams: Can I get a roll call for motion:

W. Sestrom Yes
S. Barilli Yes
L. Mazzella Yes
C. Sciurca Yes
B. Adams Yes
All in favor, motion pass 5-0

B. Adams: Can I get a motion to adjourn the meeting

- Motion to accept 1st by W. Sestrom
- Motion to accept 2nd by member S. Barilli
- Vote: 5-0

Next Meeting: November 18, 2026.
*** Agendas are subject to change ****
All complete submissions are due no later than 15 business days prior to the scheduled meeting
For full details regarding the above applications, please call the Village Planning Board Office during normal business hours. (845) 778-2177, ext. 1516. Should any member be unable to attend this meeting, please notify Building Department staff at (845) 778-2177, ext. 1505.

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