

July 2, 2025
Zoning Board of Appeals Minutes
Regular Meeting and Public Hearing

The Zoning Board of Appeals held a regular meeting and Public Hearing on July 2, 2025 in the Town Hall of Greig, NY. The meeting was called to order by Chairman Mike Bush at 6:00 PM. Roll call: Present were Mike Bush, Aaron Hunziker, Justine Bauer, Aaron Moore, Jim Stratton. Gina Mallette was absent. The Zoning Officer was not in attendance.

The minutes of the June 4, 2025 meeting had been read. Aaron Hunziker made a motion to accept the minutes as read and seconded by Aaron Moore. All in favor.

Public Hearing:

Open Public Hearing at 6:03 PM for ZBA 5-25 by Richard and Josephine Andrews for relief from Article V, Section 580 A.1, Page 35-36 to allow placement of more than two RVs on site. The property is located at 6125 Schoolhouse Road, Glenfield, NY 13343.

Mr. and Mrs. Andrews submitted an amended plan that included only 2 travel trailers with decks and three buildings that do not meet the front setback requirement. Jim Stratton made a motion to close the Public Hearing at 6:04, seconded by Aaron Hunziker. All in favor.

Variance criteria was discussed. The Board determined that the variance will not change the character of the neighborhood, it cannot be achieved in another feasible method, that the variance is not substantial as it is less than 50% of the required setback and it will not have an adverse impact on the environment. The difficulty is self created.

A motion to vote was made by Aaron Hunziker, seconded by Jim Stratton. All in favor.

The vote is as follows:

Aaron Hunziker	approve
Justine Bauer	approve
Aaron Moore	approve
Jim Stratton	approve
Mike Bush	approve

Therefore the variance has been granted.

New Business:

1. Interpretation request by Kurt and Penny Dittl regarding an area variance to create a building lot that does not meet subdivision requirements. The property is located at 5638 North Shore Road, Brantingham, NY 13312. Howard Lyndaker of Kovach Surveying represented the Dittls. The Board reviewed the information provided and concluded that if the subdivision was granted, it would create a greater non-conformity.
2. The Board reviewed the recommendation suggested by Ned Merrell, Esq. that Resolutions and decisions made by the Board that contain specific conditions be required to be added to the property owner's deed. It was decided to consult with the Town Attorney for his recommendation as to need and wording.

Having no other business, a motion to adjourn was made at 7:57 PM by Aaron Moore, seconded by Jim Stratton.

The next meeting will be held on Wednesday, August 6, 2025 in the Greig Town Hall at 6 PM.

Respectfully submitted,

Regina A. Mallette, Secretary