

**DRAFT**  
**Zoning Board of Appeals**  
**Regular Meeting Minutes, June 28, 2022**

Held via Zoom at 7:00 PM

**Present:** Chair Karen Hindenlang, Alexis Boyce, Brad Brokaw, and Laura Holland

**Absent:** Jeri Vargo

**Others Present:** Village Clerk Ann Balloni, Village Code Enforcement Officer Dan Green, and Local Property Owner Michael Sonnenstein

**Call to Order:** Ms. Hindenlang called the meeting to order at 7:00 p.m.

**Changes to the Agenda:** New Business will be discussed before Old Business

**Approval of Minutes:** On motion by Holland, seconded by Boyce, the ZBA voted to approve the minutes of January 13, 2021.

AYES: Boyce, Brokaw, Hindenlang, and Holland

NAYS: None

ABSENT: Vargo

Motion carried.

**Announcements:** Ms. Hindenlang thanked her board and village staff for their assistance with canceling and rescheduling the June 8, 2022 ZBA meeting, due to a family emergency.

Ms. Hindenlang honored ZBA member Ann Tobey who passed away on May 27, 2022.

**Old Business:** No Old Business was discussed.

**New Business**

Application #22-15 from Michael Sonnenstein for an Area Variance for a dock at 355 Main St (Tax Map #181.16-1-21)

Ms. Hindenlang reminded the ZBA that they are reviewing the application for “timeliness, sufficiency, and completeness” to determine if enough information is included in the file to schedule a public hearing.

Ms. Hindenlang and Ms. Holland noted that the site plan is not to scale but, due to the simple lines of the dock, determined that the plan was detailed enough for their review. Ms. Hindenlang did advise Officer Green to ensure a scale drawing is included in future applications.

On motion by Boyce, seconded by Holland, the ZBA voted to deem application #22-15, timely, sufficient, and complete.

AYES: Boyce, Brokaw, Hindenlang, and Holland

NAYS: None

ABSENT: Vargo

Motion carried.

Ms. Hindenlang noted that Application #22-15 requires two area variances, one for the north side setback and one for the “L” platform extension at the dock terminus.

Ms. Hindenlang requested that the public hearing for Application #22-15 be moved to 6:00 to allow enough time for public comment and consideration, though reminded those present that ZBA has 62 days to render a decision following the closing of the public hearing.

On motion by Holland, seconded by Brokaw, the ZBA voted to schedule the Public Hearing for Application #22-15 on July 27, 2022 at 6:00 p.m.

AYES: Boyce, Brokaw, Hindenlang, and Holland

NAYS: None

ABSENT: Vargo

Motion carried unanimously.

Ms. Hindenlang requested and received permission from the applicant for the ZBA members to view the property at their convenience. Ms. Hindenlang instructed the clerk to notify the appellant's neighbors of the public hearing date/time.

**Adjournment:** On motion by Holland, seconded by Brokaw, the ZBA voted to adjourn the meeting at 7:20 p.m.

AYES: Boyce, Brokaw, Hindenlang, and Holland

NAYS: None

ABSENT: Vargo

Motion carried unanimously.

Respectfully submitted,

Ann Balloni  
Village Clerk