

Public Hearing of the Zoning Board of Appeals, Village of Lyndonville was held on Thursday, August 31, 2023 at the Village Hall the meeting opened at 8:03 PM

PRESENT: Zoning Board of Appeals Chairman: Carla Woodworth
Zoning Board of Appeals Members: George Avery
Benjamin Holland

Clerk-Treasurer/Planning/Zoning Clerk Teri Woodworth
Code Enforcement Officer David Reese - Absent
Public: Terry Stinson, Jessica Sanderson, Thomas Meyers, Del Liotta
and Bob Bilyo

ON MOTION of Zoning Board of Appeals Member Holland, seconded by Zoning Board of Appeals Member Avery, to open the public hearing for the area variance at 151 West Avenue and 247 West Avenue for a zero setback at 8:03pm.

Vote: 3 Ayes (Avery, Holland, Woodworth); 0 Nays; 0 Abstain

- ZBA Chairman Woodworth read the legal notice for the public hearing. ZBA Chairman Woodworth noted she received a letter from Code Enforcement Reese that he's reviewed the project and recommends approving. ZBA member Avery asked if both properties were owned by Mizkan. Mizkan Plant Manager Del Liotta explained that Mizkan owns 247 West Avenue and is leasing 151 West Avenue and they have a long term agreement for use of the buildings. Mr. Liotta noted K Holdings has done approximately a million dollars worth of upgrades and repairs to 151 West Avenue based on their agreement to use the building. Mr. Liotta noted Mizkan will have done approximately \$350,000.00 worth of upgrades so they can use 151 West Avenue instead of hauling to Medina and renting a location there. Mr. Liotta noted the proposed breezeway will help cut down on the outside truck traffic as well. Clerk-Treasurer Woodworth noted the Clerk's office received no public comment or concerns on the proposal.

ON MOTION of Zoning Board of Appeals Member Holland, seconded by Zoning Board of Appeals Member Avery, to close the public hearing for the area variance at 151 West Avenue and 247 West Avenue for a zero setback at 8:07pm.

Vote: 3 Ayes (Avery, Holland, Woodworth); 0 Nays; 0 Abstain

RESOLUTION 2022-4

151 WEST AVENUE AND 247 WEST AVENUE – APPROVE AREA VARIANCE – ZERO SETBACK

ON MOTION of Zoning Board of Appeals Member Holland, seconded by Zoning Board of Appeals Member Avery, to approve the zero setback area variance for 151 West Avenue and 247 West Avenue for the construction of a breezeway joint both buildings.

Vote: 3 Ayes (); 0 Nays; 0 Abstain

ON MOTION of Zoning Board of Appeals Member Holland, seconded by Zoning Board of Appeals Member Avery, to adjourn the meeting at 8:10PM.

Vote: 3 Ayes (Avery, Holland, Woodworth); 0 Nays; 0 Abstain

Teri M. Woodworth
Clerk-Treasurer, Planning/Zoning Clerk