

TOWN OF NICHOLS  
54 E. River Road  
Nichols, NY 13812

ZONING BOARD OF APPEALS

January 30, 2023

The Zoning Board of Appeals public hearing and meeting was called to order by Acting Chairman Mr. Steve Lounsberry at 7:00pm.

Members Present: Mr. Steve Lounsberry  
Mrs., Amy Moesch  
Mrs. Gerri “Lynn” Wagner  
Mr. John Kopacko  
Mr. Steven Varga  
Mr. Randy Thetga  
Mrs., Marcy Hill (Secretary)

Also Present: Mr. Bryan Cole, Mrs. Rose Cole, Mr. Chris Crawn, Mrs. Melanie Crawn, Mrs. Jessica Woods, Mr. Steve Hill, Mr. Ray Thetga, Mr. Gabriel Sindroni.

Jessica Woods- Use Variance (Case1)

The purpose of the permit is to place a mobile home on the property owned by Mrs. Woods at 30 Depot Road, Nichols, NY.

The public hearing portion of the meeting was opened at 7:00pm.

Mrs. .Woods explained to the board that it was her wish to but a mobile home back on the property owns adjacent to her property at 41 Depot Rd., as a home for her mother who is in ill health.

Mrs. Woods explained that she was under the impression she was “grandfather” in after being told by a former code enforcer that that would be the case. The property has well, septic, and a two car garage.

Public Hearing Closed at this point. No other public comments.

The public hearing was concluded at 7:12pm.

Mr. Steve Lounsberry opened the ZBA meeting.

Discussion held among Board members regarding the zoning regulation as restrictions:  
The use variance must meet all four requirements:

Motion by Mr. Randy Thetga, seconded by Mrs., Amy Moesch to deny application for use variance permit as it didn’t meet all requirements

Roll Call - Vote:

Mr. Steven Varga –Aye; Mr. Randy Thetga; Aye; Mr. John Kopacko-Aye; Mrs. Amy Moesch – Aye; Mr. Steve Lounsberry – Aye

Motion Approved – Application Denied.

This closes the Wood variance case.

Christopher Crawn – Use Variance (Case2)

The purpose of the permit is for storage of utility equipment on property owned by Mr. Crawn at 3075 E. River Road, Nichols, NY 13812.

The public hearing portion of the meeting was opened at 7:27pm.

Mr. Crawn reiterated the history; that he had previously been given permission; and the issues he has had trying to get a permit. He also shared that this project will be completed within two months and H. Richardson would be off his property.

Mr. Gabriel Sindroni stated the it would cost \$25,000 for relocation. He was also concerned that Mr. Lounsberry should recuse himself since he filed the complaint.

Mr. Bryan Cole stated the Mr. Crawn was a “good” neighbor and support his application. Having the company placed next door to his property has not caused any issues in the neighborhood. He hopes the board considers leaving them there until the end of the project.

Mr. Crawn shared that there are many commercial vehicles along E. River Road. The trucks on his property are only parked there overnight as during the day they are out working.

Public hearing closed at 7:40

The zoning board reviewed the four criteria of the application:

Question 1: Aye -1; Nay-4

Question 2: Aye -1; Nay – 4

Question 3: Aye -1; Nay-4

Question 4: Aye; 1; Nay-4

Motion by Mr. Steve Lounsberry, seconded by Mr. Randy Thetga to deny (based on criteria) the variance application.

Roll Call - Vote:

Mrs. Gerri(Lynne) Wagner –Aye; Mr. Randy Thetga; Aye; Mr. John Kopacko-Aye; Mrs. Amy Moesch – Aye; Mr. Steve Lounsberry – Aye

Motion Approved – Application Denied.

Motion by Mr. Stephen Lounsberry, seconded by Mrs. Amy Moesch, to adjourn. Motion carried.  
Meeting Adjourned pm 7:49PM

Marcy Hill

**Marcy**

Acting Secretary,  
Zoning Board of Appeals