

Zoning Board Meeting November 13, 2025

Board Members Present: Chairman Andy Smolnik, Board Members: Carlos Hunter and Mike Plantz

Village Staff in Attendance: Zoning Board Secretary Krista Ruzekowicz

Public Attendance: Gregg Tweedy, property owner with Agatha and Benjamin Tweedy.

Meeting Called to Order: At 7:02 p.m. Chairman Andy Smolnik called the regular meeting of the Zoning Board to order. All in attendance stood for the Pledge of Allegiance led by Chair Smolnik.

OLD BUSINESS

Chairman Smolnik stated that based on the email received by the Zoning Board from Paul Sheneman, the Village Engineer, stating that he visited the site at 3206 East Avenue and upon his inspection that the use variance condition for an adaptive water runoff system installed at 3206 East Avenue carriage house has been met.

Re: Tweedy Use Variance Question

PS

Paul Sheneman <plseng@yahoo.com>

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To: Mike Plantz <mike_plantz2003@yahoo.com>; Carlos Hunter <cthiii55@gmail.com>; Deputy Clerk: Andrew Smolnik <amsmolnik@yahoo.com>

Mon 11/10/2025 3:38 PM

Cc: Codes: Joseph V. Frateschi <jfrateschi@harrisbeachmurtha.com>; Gregg Tweedy <gtweedy@hd-llc.com>

All,

I visited Mr. Tweedy's property at 3206 East Ave this morning and found that he has completed the regrading of the driveway to produce a (minimum) 1% slope down toward the center of the driveway along the east side of the driveway. It is my understanding that this regrading was determined at the Oct. 28th ZBA meeting to be sufficient for satisfaction of the condition to provide an "adaptive water runoff system. It is my conclusion, therefore, that Mr. Tweedy has met this condition as stated in the 5/23/25 use variance.

My recommendation to Mr. Tweedy to perform additional work on the center drain was for his benefit and, I believe was not required as a condition of approval at the Oct. 28th meeting.

Please feel free to contact me with any questions.

Paul Sheneman
PLS Engineering, P.C.
6799 NYS Route 80
Tully, N.Y. 13159
(315)696-5252 Office Phone

Smolnik then mentioned that the 90-day condition in the variance that wasn't met was a moot point at this time. Mr. Tweedy had been working on this project diligently and had continued to communicate with all involved.

Mike Plantz made a Motion that all the stipulations of the carriage house Use Variance located at 3206 East Avenue have been satisfied from the original Resolution dated May 23, 2025, seconded by Carlos Hunter and voted upon: Chairman Smolnik-yes, Carlos Hunter-yes and Mike Plantz-yes. The motion carried unanimously.

Regular Business

Previous Minutes -The Minutes of the regular meeting on October 28, 2025, were approved with a grammatical change on page 5 upon motion duly made by Mike Plantz, seconded by Carlos Hunter and voted upon: Chairman Smolnik-yes, Carlos Hunter-yes and Mike Plantz-yes. The motion carried unanimously.

Adjournment

At 7:15 p.m., upon duly motion by Carlos Hunter, seconded by Mike Plantz the meeting was adjourned. All were in favor.

Respectfully submitted,

Krista Ruzekowicz
Zoning Board Secretary

Approved May 28, 2026