

Town of Clifton Park Zoning Board of Appeals

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Zoning Board of Appeals

January 6, 2026

Present: Chairman Michael Dudick, John Klimes, Scott Styles, Christopher Lemire, Lisa McCoy, Juliano Febo, Mark Brockbank, Gerald Schuth (alternate)

Absent:

Also Present: Scott Reese, Building and Zoning
Paula Cooper, Secretary
Stefani Bitter Esq., Attorney

The meeting was called to order at 7:00 p.m.

All stood for the Pledge of Allegiance. Roll call was taken.

Mr. Dudick told the applicant that per Town Code that the applicant would need 4 out of 7 of the Board members to vote in favor of the application to pass. He let the applicant know that there are 7 voting members of the Board here tonight, so that 4 of the 7 members need to vote in favor tonight to grant the variances. He asked the applicant if they would like to come back at a later date or if they would like to proceed knowing the Board tonight needs to vote in favor of the application with at least 4 votes.

The applicants stated they would like to continue tonight knowing 4 of the 7 votes need to be in favor of the application tonight.

Old Business:

None

New Business:

*An application from **Gilbert VanGuilder Land Surveyor, PLLC** requesting an area variance from Town Code Chapter 208-16 E.(5)(d), a minimum lot size of 40,000 square feet is required for parcels served by on-site septic and well systems. The proposed lot-line adjustment would increase to subject parcel's area from 30,050 square feet to 33,353 square feet. The parcel remains 6,647 square feet below the required minimum lot size. The proposed lot-line adjustment requires an area variance for 6,647 square feet of relief from the minimum lot-size requirements. The property is located at 4 Lynn Court, Clifton Park NY.*

Applicant:

Pat Jarose stated this lot was originally created from a subdivision and zoning has changed. Mr. Jarose stated the applicant has acquired 3,300 sf from the adjacent parcel and had met regulations before the zoning change. He stated the applicant would like to extend their rear yard.

Public:

No public comment.

Mr. Dudick moved, second by Brockbank to close the public hearing at 7:23 p.m.

Mr. Dudick re-opened the public hearing at 7:32 p.m.

Board:

Mr. Reese stated that in 1990 Rural Residential was permitted to have 30,000 sf lots but it has been since rezoned to CR and they need a minimum lot size of 40,000 sf to make current regulations.

Mr. Brockbank asked what the minimum was before. Mr. Reese stated it was 30,000. Mr. Febo asked for the zoning map and Mr. Reese pulled it up and stated it changed in western Clifton Park to the CR zone and across the street from this application is the R-3 zoning area. Mr. Febo asked if this is the only nonconforming lot. Mr. Reese stated most of the lots are smaller than 40,000 sf. Mr. Febo asked if the land was already purchased from the adjacent lot. Mr. Jarose stated they will be purchasing. Mr. Febo asked if it has been yet. Mr. Jarose stated he is unsure. Mr. Reese stated the applicant has to file for a lot line adjustment and then has to go for the variance. Mr. Reese asked if they can go for the variance and make it conditioned upon the purchase of the adjacent property.

Mr. Lemire stated that he visited the property and there seemed to be a wing to nowhere for the drive. Mr. Reese stated it seems to be a turn around.

Ms. McCoy asked how long the applicant has owned the property. Mr. Jarose stated he did not have the information.

Mr. Lemire asked if the applicant would have to come back again if they wanted to put in a shed since they are under 40,000 sf. Mr. Reese stated they would not have to if they are within the setbacks. Mr. Lemire stated the applicant can then if this is granted do whatever they want as if their lot was 40,000 sf if it follows code. Mr. Reese stated this is correct.

Mr. Febo asked if they can condition the building. Ms. Bitter stated they cannot unless they decide they need to come back for another variance. Mr. Febo asked what the minimum lot size for a single family is. Mr. Reese stated in the CR zone it is 3 acres for a lot or 40,000 sf if there is no public water or sewer but the Board can stipulate conditions.

Mr. Dudick asked if they have to come back if the applicant decides to add on to the structure. Mr. Reese stated if the Board wants them to come back with the addition.

Mr. Reese stated that this is a Type II action pursuant to SEQRA, the public was notified on December 1, 2025 and there was one call about the application and no issues. He stated that the Saratoga County Planning Board found no community impact. Mr. Reese stated he would have to do more research on the history of zoning in the area because the maps show that many of the homes have pools.

Mr. Lemire stated it may make more sense if the applicant comes in with a plan to help the Board make a decision.

Mr. Jarose stated he would like to table the application tonight so he can go back to the applicant and consult. Mr. Dudick stated the application has to come back within 62 days or the Board will make a decision based on what was previously presented. Mr. Jarose asked to be put on the February 2, 2026 agenda.

New Business:

An application from Edin Klapija is requesting an area variance. Pursuant to Field Map N-41 on record with Saratoga County, the required side yard building setback is 10 feet. The applicant proposes to construct a sunroom addition located 3 feet 6 inches from the side property line and is therefore requesting an area variance of 6 feet 6 inches from the required 10-foot side yard setback. The property is located at 84 Tallow Wood Drive, Clifton Park NY.

Applicant:

Mr. Klapija stated he is the owner of the home and he would like to build a heated sunroom. He stated he has 3 children and one of them is in college and needs a quiet place to study. He stated that when building he was unaware this was not allowed and is asking for a variance to build an extra room.

Public:

No public comments.

Mr. Dudick moved, second by Mr. Brockbank to close the public hearing at 7:58 p.m.

Board:

Mr. Reese stated that this application is in a PDD in Tallow Wood and they need to keep easements on the property lines. He stated that previously, the 10' easements on both sides were asked to be reduced to 2' and the setback is still 10'. Mr. Reese stated that per Town Code they are part of the R-1 and the PDD so they should be 10' from the side property line. He stated there was a fence prior to the application and an addition. Mr. Reese stated they were asked to remove the addition or ask for a variance.

Mr. Lemire asked when the applicant removed the previous sun room. Mr. Klapija stated it was removed in 2001.

Ms. McCoy asked if there was emergency access to the lot. Mr. Reese stated they need to allow 2' of access on each property. He stated that the application would not encroach on emergency access but would be for the minimum setback.

Mr. Lemire asked if the applicant could put the addition off the bedroom to allow the side setback to remain as this would be an addition for a study room instead of putting it off of the living room.

Mr. Febo asked if the applicant would need permits. Mr. Reese stated anything attached to the main home would need a permit.

Mr. Styles asked if the previous owner needed variances. Mr. Reese stated that they looked for a variance but they could not find one so that is why the applicant took the existing one down

Mr. Lemire asked if there were other similar structures in the PDD similar to this. Mr. Klapija stated that there is one next door. He stated that he would like the room sheetrocked but no heat. He stated he could put the addition off the bedroom but the double doors from the living room would be more ideal as their son would mostly be working in the room.

Ms. McCoy asked if there was any community response to the application. Mr. Reese stated there were notifications sent with no responses.

Mr. Reese stated that this application is a Type II action pursuant to SEQRA, Saratoga County Board waived the application review and the public was notified on 12/26/25 and 12/29/25. Mr. Reese stated mailings went out on 12/13/25 and there have been no inquiries.

Mr. Febo asked if there was a permit granted in 2019. Mr. Reese stated he is unsure but he would not have permitted this himself and stated that Board can request a preliminary review before the approval. Mr. Febo questioned if this application was feasible with the space.

Mr. Lemire asked if a shed would be allowable in the space. Mr. Reese stated that within the PDD there can be an accessory structure but it needs to be 5' from the property line and 5' from the home.

Mr. Styles asked if there are any other properties that exceed the 10'.

Mr. Lemire stated that he feels this would be opening a Pandora's Box and that he would not like to back up to someone's addition. Mr. Lemire asked if the PDD restricts more than the Town Code and Zoning. Mr. Reese stated the setbacks between the structures do not call out any others.

Ms. McCoy stated that the Planning Board could deny the plans and then the applicant is looking at putting it in the rear anyway.

Mr. Styles asked if there has been precedent set in the neighborhood previously. Mr. Dudick stated he does not recall it ever being done. Mr. Reese stated not in the last 2.5 years but he can look into it. Mr. Klimes stated the additions they see are mostly in the rear and that he agrees this may open a Pandora's Box and this may not even pass the Planning Board.

Mr. Dudick told the applicant that they can table the application for the evening, have a vote tonight, or withdraw the application. Mr. Klapija stated he would like to table the application for tonight and try to come back at a later date.

Ms. McCoy stated the applicant needs to return within a 62 day window or the Board will have to vote on the application.

New Business:

*An application from **Buddy Beames** is requesting an area variance from Town Code Chapter 208-98, Special Setback Lines. The proposal includes a concrete bump-out to accommodate stairs leading to the basement. The bump-out would be located 95 feet from the center line of Long Kill Road, requiring a 5-foot area variance from the required 100-foot special setback. The property is located at 1 Placid Pines Court, Clifton Park NY.*

The application was tabled. There was no one present in the meeting to represent the application.

New Business:

*An application from **Bohler Engineering** requests the following Area Variances*

- a. An area variance from Town Code Chapter 208-7, which limits convenience stores to no more than 4 pump islands or 12 nozzles. The proposed plans include 8 pump islands with a total of 20 nozzles. Accordingly, the applicant is requesting a variance to allow 4 additional pump islands (for a total of 8) and 8 additional nozzles (for a total of 20).*

- b. *An area variance from Town Code Chapter 208-7, which defines a convenience store as a facility with a gross floor area of 5,000 square feet or less. The proposed convenience store is 6,730 square feet. Accordingly, the applicant is requesting 1,730 square feet of relief from the 5,000-square-foot limit.*
- c. *An area variance from Town Code Chapter 208-38(C), which prohibits parking within 30 feet of the front lot line. The proposed plans show parking located 23.6 feet from the front lot line. Therefore, the applicant is requesting 7 feet of relief from the required 30-foot front parking setback.*
- d. *An area variance from Town Code Chapter 208-38(D), which prohibits parking 20 feet of the side property line. The proposed plans show parking located 8.9 feet from the front lot line. Therefore, the applicant is requesting 12 feet of relief from the required 20-foot side parking setback.*

The property is located at 1532 Crescent Road, Clifton Park NY.

Applicant:

Andy Brick stated he is here tonight with Tim Freytag for the redevelopment of the site plan at 1532 Crescent Road. Mr. Brick stated they have addressed all of the elements of the variances and thanked the Board for hearing them tonight.

Mr. Freytag stated they would like to reuse the vacant site and in doing this would decrease the impervious coverage. Mr. Freytag stated this parcel is 4.1 acres and there is an existing 15,000 sf building which was the former Planet Fitness. Mr. Freytag stated there are 2 entrances to the site and next door to the property are a Park and Ride. He stated they would like to remove the existing building and put in 2 new buildings; a Dunkin Donuts with a 1,850 sf building and a drive thru with stacking and a bypass lane. He stated the second building would be for a convenience store with fuel. Mr. Freytag stated that they have been collaborating with the applicant and they are now asking for a 5,860 sf store with 8 dispensers for fuel and parking. He stated they would have a restricted drive and they will use the existing access with the traffic study. Mr. Freytag stated there are 20 nozzles proposed and the green space will increase by 1,000 sf. He stated a full SWPPP will be done and variances are needed, DOT and DEC needs to review this and a Site Plan will be presented to the Planning Board. Mr. Freytag discussed the narrative and stated that each fuel dispenser would have 2 pumps and 2 would also have diesel fuel with low flow nozzles. He showed where the application is closest to the property line and stated that they can improve on the layout but if they lose parking then the minimum parking requirements will not be met and they would have to ask for another variance

Public:

Cameron Baig, 20 Wellington Court, stated this is not a Northway corridor and is a neighborhood. He stated he agrees with Mr. Klimes that it is not good for the neighborhood and there are 4 gas stations and a school within a mile of this location. He stated that Exit 9 is a corridor, not Exit 8 and if it fails there will be another empty building. Mr. Baig read from the requirements and stated this would be an adverse effect on the neighborhood and decreases the property values of the homes in the area.

Helen Heinz-Farrell, 33 Wellington Court, stated she sent in a letter and she then read from it. Ms. Heinz-Farrell stated she did not see a notification in the newspaper and asked if public notice was given. She stated she moved here 2 years ago and did so because she loved the area. She stated she is fearful of more gas station in the area. Mr. Reese stated that convenience stores are an allowed use. Mr. Dudick stated the property has already been zoned and they are asking for variances on the zone restrictions and that it will also go to the Planning Board. Mr. Reese stated that property has been vacant for a number of years and there have been others that were interested including a grocery store but deals have fallen through. Mr. Dudick stated the Gazette was noticed and it has been on the website. He stated that those who are within 500' if the application had been notified via mail. Mr. Freytag stated the application was filed on 12/2/25.

Barbara Ruhl, 11 Wellington Court, stated she did receive a letter from the applicant and she shared it with neighbors. She stated that she has lived in Clifton Park since 1998 and at the current address since 2023. She stated that business have come and gone at this location and she opposes the entire project. She stated there are already 3 gas stations within 0.7 miles of each other. She stated that she has done some research on this and one or more of these will close and cause vacant buildings. She stated that this application is across from Stewart's which is a local staple and they give back to the community. Ms. Ruhl read from a report stating there is a risk for benzene emissions and there are 23 homes and a daycare near this site. She stated that she feels a new restraint or café would be better here and she support EV parking. Ms. Ruhl stated she is concerned with the possible lighting of the site and she has not seen any landscaping plans. Mr. Dudick stated that landscaping would be part of the Planning Board's review.

Kathleen Kennett, 15 Hiawatha Drive, sated regardless of the extras the applicant is asking for the intentions of the sound and visuals are not being followed with this proposed development. She stated that the intent is to have extra pumps available but they may fill up if maintained and the applicant should be held to Town Code and then she would feel batter. She asked what makes this special to allow variances. She stated she is for development of the site but feels it needs to stay within Town Code.

Qun Quo, 22 Wellington Court, stated he has been a resident since 2023 and is a parent of someone who goes to the daycare behind this application. He stated that the development raises concerns with traveling. He stated he travels daily to East Greenbush and has used all 3 gas station and has not seen them very busy between 7am to 8am or 4pm to 6pm. He stated that many pumps seems redundant and adds no additional benefit to the community. He stated it may increase traffic at all hours and the road is a community road not a heavy traffic travel roadway. Mr. Quo stated he does not see a positive outcome for this application in the community.

Roland Calingasan, 25 Wellington Court, stated he has lived at exit 8 for 35 years and stated it has always bottled necked here and this will only make it worse. He stated that Zoning has no right to stop this here but who could the public speak to about tis. Mr. Dudick stated the residents could speak with the Town Board.

Paul Shepard, 7 Wellington Court, asked if the applicant was asking for frontage on Crescent Road. Mr. Febo stated they are not but hey are asking for frontage on McKenna Way. Mr. Shepard asked who owns the parcel behind tis application. Mr. Freytag stated it is the same owner for both parcels. Mr. Shepard stated he feels that the applicant is asking for too much and this opens the door to other gas stations.

Kim Shepard, 7 Wellington Court, asked where she can find the information for the Planning Board and Department. Mr. Brick state they asked to be on the 1/13/26 Planning Board agenda and this will also have a public hearing.

Mr. Reese stated he received 4 letters on concern from the public. He stated they were from John Figiolzi, Ralph Reel, Kathy Fredrick, Helen Heinz- Farrell, and Joanne Coons..

Board:

Mr. Lemire asked what the difference between pump islands and pumps are. Mr. Freytag stated islands are the concrete areas and the pumps are the dispensers.

Mr. Febo asked if all of the parking needed a variance. Mr. Freytag stated they can try to pull in from the rear curb but then they would still have a front variance.

Mr. Klimes asked what the strategy was with having so many pump nozzles if they will be available but not used. Mr. Freytag stated he is unsure but could be looking at their investments for the next 30 year and their locations look at comfort and experiences for the customer and if they are less congested than it is more welcoming for the customers. Mr. Klimes stated the Board needs to look at the impact and changing of the neighborhood so it is important to ask why. Mr. Freytag stated that the Stewart's across the street also had variances granted for pumps. Mr. Brick stated that the perception for traveling customers is to see available pumps. He stated that QuickCheck does 50/50 for gas and convenient shopping and customers do not want to see no available pumps. Mr. Reese stated that Stewart's got a variance for 2 extra pumps. Mr. Brick stated that what Stewart's has is more intense that what they are requesting. Mr. Reese pulled up a visual if A+ and Stewart's in the same neighborhood on Crescent Road.

Mr. Febo stated the applicant could get rid of the 2 diesel pumps. Mr. Febo asked about the dark sky rule. Mr. Reese stated it is not in code but the light cannot spill off the property.

Mr. Styles asked if they were proposing any EV charging stations. Mr. Freytag stated they are not at this time. Mr. Freytag stated that there are only 3 other locations locally and the brand wants to become more prevalent.

Mr. Lemire asked what variance "d" was for. Mr. Freytag showed a location on the map and explained what they are asking for. Mr. Lemire stated if the setback was denied then they would lose 2 parking pots. Mr. Freytag stated this to be true but then they would need a parking variance. Mr. Lemire asked why the applicant was asking for so much parking. Mr. Freytag stated there is a calculation and they have to meet that. Mr. Freytag stated they could do double parking if they cannot park along McKenna Way. Mr. Lemire stated the applicant could get a variance to be under the required parking. Mr. Freytag stated that the brand's typical parking is 50 so he would have o go back to the applicant to discuss this and may have to look at going into the buffer or closer to Crescent Road.

Mr. Febo asked what the gas pump requirements are for Clifton Park. Mr. Reese stated for convenience stores they are only allowed in B-3 with fueling pumps.

Mr. Klimes stated there was a reduction to the building. Mr. Freytag stated this is true and they are asking for a 5,860 sf building now. Mr. Klimes asked if the parking reflects the smaller

building. Mr. Freytag stated that the reduced building size they can reduce parking by 4 spaces and they could eliminate the need for variance “d”.

Mr. Brick thanked the public and the Board for their comments and stated they are consistent with the district that they are in but the land is significantly buffered as the client owns the adjacent property and is keeping it as part of the buffer. He stated that 4 gas tanks are being proposed and they are towards Crescent Road. He stated the property owner has tried to redevelop this site for years and QuickCheck is a quality business and he feels that they and Dunkin Donuts would have quality input to the area. Mr. Brick stated they will not deny EV stations and the company has high environmental values. He stated that they are proposing the business to be 24/7 for hours and will be accessible for use, the parcel to the south has no development proposed and the variances are not setting precedence as Stewart’s already have been granted pump variances.

Ms. McCoy asked if the pumps and nozzle configurations have been looked at. Mr. Freytag stated they have been and stressed from QuickCheck.

Mr. Febo stated pump islands are in a Code definition, he was not here for Stewart’s application so he does not know about their history. Mr. Reese stated he has no dates so he refers back to the original law from 1967.

Mr. Lemire stated if this has over 12 pumps than it is considered a automotive service station. Mr. Brick stated not with a granted variance.

Mr. Dudick asked if the applicant was willing to drop “d” from their variance request and would they be willing to drop their pump numbers to equal that of those across the road. Mr. Brick stated they are not willing to drop their pump numbers as they have larger acreage than Stewart’s and they cannot do a convenience store without pumps.

Mr. Dudick stated he would like to see more of the convenience store model and less gas pumps. Mr. Brick stated they could supply ore data for the nozzles. Mr. Freytag stated this is what they were asked to apply for and this is why they are here tonight and they can subdivide the parcel and do 2 stations so it cannot be comparable. Mr. Reese stated they would be able to split, do no Dunkin Donuts and have 2 stations side by side. He stated there was already a variance approval for the Dunkin Donuts with a drive thru. Mr. Febo stated that density vs. subdivide are separate conversations.

Mr. Reese stated that the Saratoga County Planning Board found no intercommunity impact and the comments made at the meeting can be found in the file.

Mr. Brick stated they can table the application but they are not authorized to give up variances. He stated they can table 3 of the requested variances. Mr. Dudick stated he is not concerned with the size of the building as it is a large lot but rather the amounts of pumps are a concern. Mr. Brick stated he would like to table all 4 variances tonight.

New Business:

An application from Environmental Design Partnership requesting an area variance from Town Code Chapter 208-65(E)(1), which requires a minimum 50-foot front yard setback. The proposed 4,000-square-foot storage building would have a 31-foot setback. Therefore, the applicant is requesting 19 feet of relief from the front yard setback requirement. The property is located at 2108 US Route 9, Clifton Park NY.

Mr. Dudick stated that he is a dog owner and sends his dog to the Brown Dog.

Applicant:

Gavin Vuillaume stated that he is here with the property owner and they were previously in front of the Planning Board for the site plan. He stated the site plan was shown to both Boards and the land is mostly wooded and on Wood Road. He stated the electrical building is located on Wood Road and they need more storage for the electrical business and for the dog boarding facility. He stated they are proposing additional buildings on the property, 2,400 sf for the dog daycare and 4,000sf for the electrical business. Mr. Vuillaume stated there are no DEC wetlands on the parcel but they are adjacent to them and they will be keeping a 100' buffer. He stated that the Planning Board seemed more in favor to the variance than to the wetland DEC permit. He stated that they decreased the sizes of the buildings down from 5,000 sf and 4,000 sf and they are proposing landscaping. He stated that they need a front yard variance for one building only.

Public:

No public comments.

Mr. Dudick moved, second by Mr. Brockbank to close the public hearing at 10:21 p.m.

Board:

Mr. Lemire asked if there are 2 buildings on one parcel now. Mr. Vuillaume stated this is true.

Mr. Dudick asked if there would be a parking lot. Mr. Vuillaume stated there is not one yet but there will be one to the rear of the electrical building.

Mr. Febo asked if there are any other buildings like this in the area. Mr. Reese stated there is construction on Wood Road now and they are small warehouses with approved site plans.

Mr. Lemire stated there are 2 separate businesses on one property. Mr. Frank Prediletto stated yes, he owns the property and leases to the dog facility.

Mr./ Dudick stated this is a rarely traveled area and he see no concerns with the application.

Mr. Brockbank moved, second by Mr. Styles, to approve the variance as requested. The property is located at 2108 US Route 9, Clifton Park NY.

Mr. Brockbank read the Area Variance Criteria, Mr. Brockbank answered in favor to all 5 criteria.

The Secretary called the Vote:

Ayes: 7

Noes: 0

New Business:

An application from Glenn Coffman requesting two area variances. The first area variance is from Town Code Chapter 208-11 minimum land area without central water or sewer in a Conservation Residential (CR) Zone is 40,000 square feet. The pre-existing non-conforming lot size is 19,455 square feet. The variance requested is a 20,545 square feet relief. The second area variance is from Town Code Chapter 179-26 C. in no case shall a subdivided lot have less than 40 feet of frontage on a public street. The pre-existing non-conforming lot has 0 feet frontage. The variance requested is 40 feet of relief. The property is located at 33 Turner Park Road, Clifton Park NY.

Applicant:

Glenn Coffman stated he is here tonight because he is in contract to purchase the property. He stated if the home was still standing that was on the property as it was a few years ago he believes he would not be here today.

Mr. Dudick stated he needs to provide authorization proof for the application/ Mr. Coffman showed the paper work to Mr. Reese. Mr. Reese stated that the application is ok to be presented tonight by Mr. Coffman.

Mr. Coffman stated that the existing home was taken down over a year ago and if the property line was 200' to the left they would not be here. He stated that all the homes to the west of this property are 10,000 sf lots and the Town of Glenville plows this road and there are acres of open land surrounding this parcel. He stated there is a well and septic on the property but no current home.

Public:

Ralph Bliss, 1 Turner Park Lane, stated his property wraps around tis one on 2 sides and he has 86 acres. He stated he believes the applicant cannot have a well and septic on this parcel and the homes were built on wetlands.. Mr. Reese stated they need to have 100' of separation. Mr. Coffman stated his parcel is 150'x130'. Mr. Dudick stated the applicant could look to see if he could purchase some land from Mr. Bliss. Mr. Bliss stated he was told by the Town of Clifton Park that the applicant's property wasn't even big enough to put a garage on. Mr. Bliss stated he has in the past lumber has been taken from his property and his posted signs have been taken down.

Board:

Mr. Lemire asked what the closest Clifton Park Road was to this. Mr. Febo sated it would be Glenridge Road. Mr. Reese stated this is the same as the Ballston Lake home they recently saw but the home on Ballston Lake had an easement for access.

Ms. McCoy asked this parcel had an easement. Mr. Reese stated he did not find one. Mr. Coffman stated he believes there is an easement in the deed. Mr. Reese pulled up the deed and stated there is no right of way mentioned.

Mr. Lemire asked who the applicant was purchasing the land form. Mr. Coffman stated Mr. Peter Geland. Mr. Lemire asked Mr. Bliss to identify his property on the map being shown to the meeting and Mr. Bliss did so.

Ms. Bitter stated that the applicant needs to get an attorney to do title search and verify an easement. She stated that the applicant should have a conversation with his neighbor for access as well. Mr. Bliss stated he is trying to figure out what he wants with his property as he lost his wife about a year ago and he has a large home for himself.

Mr. Dudick stated the application would have to be tabled until the applicant can find if access is available. Mr. Reese stated they have 62 days but if in agreement they can go into February. Ms. Bitter stated they need the report showing access and a lawyer should be able to demonstrate this.

Mr. Coffman stated he would like to table the application until February.

The chairman made a motion to approve the minutes from the December 2, 2025 meeting. All who were present at the December 2, 2025 meeting voted in favor and the meeting minutes were approved.

Mr. Dudick, Chairman, made a motion to adjourn the meeting, Mr. Brockbank second, all voted in favor and approval was unanimous. The meeting was adjourned at 11:00 p.m.

The next scheduled ZBA meeting will be held on February 2, 2026.

Respectfully submitted,

Paula Cooper

Paula Cooper

Secretary, Zoning Board of Appeals