

**Zoning Board of Appeals  
Meeting Minutes  
September 13, 2023  
7:00 PM**

Pledge of Allegiance was recited.  
Emergency exits were noted.

**Roll Call**

Mr. Shultis  
Ms. Turco-Levin – Absent  
Mr. Moustakas  
Chairman Reginato

**Approval of May Minutes**

**Motion** – Mr. Moustakas  
**Second** - Mr. Shultis  
All in favor

**New Business**

**Jeanne Beyer – Z-435**

1023 Codwise St  
SBL48.42-6-11  
Zone:R10  
Area Variance – Garage 6 ft from Property line

Building Inspector, Warren Tutt represented applicant, Jeanne Beyer, who primarily resides in California. This area variance will need a public hearing, scheduled for October 11, 2023.

**Move to Public Hearing**

**Motion** – Mr. Moustakas  
**Second** – Mr. Shultis  
All in favor

---

**Marques VanAllen / Desiree Ragonese – Z-436**

8 Ulster Landing Rd  
SBL: 48.12-2-33  
Zone :R10  
Area Variance – 16 x 16 shed close to neighboring property.

Marques VanAllen presented to the board for a 16 x 16 shed on a concrete pad that the previous owners had laid, 5 feet from the neighboring property.  
This area Variance needs a Public Hearing, scheduled for October 11, 2023.

**Move to Public Hearing**

**Motion** – Mr. Moustakas  
**Second** – Mr. Shultis  
All in favor

**Adjourn Meeting**

**Motion** – Mr. Shultis

**Second** – Mr. Moustakas

All in Favor

Respectfully Submitted.

*Megan Hay*

*Planning/Zoning Secretary*