

ZONING BOARD OF APPEALS

REGULAR MEETING

JULY 8, 2025 – 5:00PM (VIA ZOOM)

1. Call to Order. The meeting was called to order at 5:00pm.
2. Roll Call & Seating of Alternates. Present: Stacie Weiner, Lee Greenhouse, M.E. Freeman, Peter Menikoff and Harding Bancroft (Alternate). Absent: Roxanne Belter. Attending: Abby Conroy (Land Use Director), Miles Todaro (Land Use Tech Specialist and Georgia Petry (Recording Secretary).
3. **Approval of Agenda. So Moved and Approved unanimously.**
4. Public Comment – None
5. **Minutes of November 26, 2024. So Moved and Approved unanimously.**

Public Hearing

6. #2025-0290 / Bryan & Page Seyfried / 210 Between the Lakes Road / Request for Variance to Construct a Screened Porch Within 50 feet of a Waterbody/Watercourse (Section 305.1) / Map 54 / Lot 4 / DOR: 06/10/2025
L. Greenhouse read the Legal Notice. No applicants were present to represent the application. A. Conroy noted that the Public Hearing is open for 35 days and asked if there was anything missing. Harding Bancroft pointed out that there was no Hardship Statement. S. Weiner expressed that the applicant must come and lay out the case. L. Greenhouse asked if A. Conroy could try to contact the applicant and thought the authority was delegated to her. S. Weiner commented that A. Conroy receives the applications and makes the ZBA aware of them; L. Greenhouse noted that the procedure allows A. Conroy to receive applications, instead of waiting for the next meeting. A. Conroy indicated that she had received the application and scheduled the Public Hearing, instead of receiving it at a meeting and then scheduling the Public Hearing; she noted that they are looking for a Hardship Statement and other requirements. A. Conroy suggested that the ZBA stay on the record to continue the calendar for the Public Hearing to Tuesday, August 12, 2025 at 5:00pm. S. Weiner commented that the applicant will have one more opportunity then to present.

Adjournment. So Moved and Approved unanimously.