

Minutes of a regular meeting of the Johnson City
Zoning Board of Appeals held on June 16, 2025 at
6:30pm at Village Hall, 60 Lester Avenue,
Johnson City, New York.

Present: Edward Mazanek, Chairman
Leonard Sas, Vice Chairman
Dr. Stephen Holowinski, Secretary
Donald Slota

Also Present: Keegan Coughlin, Village Attorney
Randy Shear, Code Enforcement Officer

Absent: Kim Cunningham, Zoning Board Clerk
Christopher Brown

A work session was held starting at 6:00pm.

Attorney Coughlin and the Zoning Board discussed the agenda and the project.

- 164 N. Hudson Street

Chairman Mazanek called the meeting to order at 6:30pm.

Chairman Mazanek advised where the fire exits are located.

PRIVILEGE OF THE FLOOR

Chairman Mazanek opened the privilege of the floor. There were no attendees at the meeting who wished to speak, therefore, Chairman Mazanek closed the privilege of the floor.

MINUTES

A motion to approve the minutes of the May 19, 2025 regular meeting was made by Mr. Sas and seconded by Mr. Slota. The motion carried with all present voting in the affirmative.

COMMUNICATIONS – None

OLD BUSINESS

164 N. Hudson Street – David & Kelly Robinson

Set Public Hearing for Front Setback Area Variance

Attorney Coughlin stated the applicant is seeking a front area variance to reduce the front setback 8 feet to accommodate a 20 x 8 deck structure off the front of the house. It is going to be attached to the front of the house, so it is moving the setback line. There were no comments from the police department, fire department or public works.



The Code Office requires permits for construction.

Attorney Coughlin advised the Code Enforcement/Planning Department recommended approval. The deck will be attached to the house, it is not a free-flowing deck and the construction will not render any significant character impact to the surrounding properties in the same zoning district.

Chairman Mazanek opened the public hearing.

Janet Ottman, *N. Hudson Street* – She thinks this is a very nice idea. She would certainly encourage approval. She is looking forward to it.

The Board had no further questions.

Chairman Mazanek closed the public hearing.

Chairman Mazanek reviewed the five-point criteria for an area variance.

- Whether or not there is an undesirable change in the character of the neighborhood or a detriment to nearby properties by the granting of this variance.

Chairman Mazanek said the neighbor does not feel this will be an undesirable location so he would say no. The Board agreed.

- Whether the benefit sought by the applicant can be achieved by some method which would be feasible for the applicant to pursue but would not require a variance.

Attorney Coughlin stated in order to build anything off of the front it would require a variance. The Board agreed.

- Whether the area variance is substantial.

Mr. Sas said it is not substantial given the alignment of all the homes on the east side which are closer to the curb and the frontage is less on the east side of the street. The Board agreed.

- Whether the proposed variance will have an adverse effect on the physical or environmental characteristics in the neighborhood.

Mr. Sas said no. The Board agreed.

- Whether the alleged difficulty is self-created.

Chairman Mazanek stated yes.

Mr. Sas stated it meets the balancing test.

Attorney Coughlin advised for the record and because this is a residential area variance, it is a Type II action under SEQR is why we do not have to do any further environmental review.



Chairman Mazanek asked for a motion to approve or deny the variance.

Motion to approve the front area variance to reduce the setback 8 feet including the Department Head Comments and staff recommendations for 164 N. Hudson Street was made by Mr. Sas and seconded by Mr. Slota. The motion carried with all present voting in the affirmative.

Motion Carried— Vote:

Yes – 4 (Slota, Holowinski, Sas, Mazanek) No – 0 Absent – 1 (Brown)

Chairman Mazanek confirmed Ms. Robinson paid \$100 for the variance.

Attorney Coughlin advised she will have to get a building permit in the Code Office. He said there is a letter she will be getting stating she agrees to the conditions of approval which is effectively that she will get a building permit. Attorney Coughlin said he will have the letter ready for her to sign at 10:00am.

NEW BUSINESS - None

ADJOURNMENT

A motion to adjourn the meeting was made by Mr. Sas. The motion passed with all those present voting in the affirmative.

The meeting was adjourned at 6:46 pm.

Respectfully submitted,

Kim Cunningham
Zoning Board Clerk

