

Town of Floyd Zoning Board of Appeals Meeting Minutes

October 16, 2025

Chairman Tim Bejian called the Regular Zoning Board of Appeals meeting to order at 7:10PM.

Members present: Candace Krombach, Don Kinsey, Dawn Mazza and Zoning /Codes Officer Ken Pfendler. Absent was Gary Niedzielski

Tim Bejian asked the members to review September 18, 2025, minutes.

The motion was made by Dawn Mazza to accept the minutes and seconded by Don Kinsey. All in favor, AYE no one opposed.

Old Business:

Michael Carpenter 7190 Stearns Road, Rome NY 13440. ZBA application for Area Variance for Pole Barn to be constructed and change height from 20' to 24'. Motion was made by Don Kinsey to grant Area Variance and seconded by Dawn Mazza. All in favor, aye. Tim will do the Resolution and give copy to Ken so he can finish the paperwork.

Brett & Sheila Saunders 8699 Boak Road, Holland Patent NY 13354. Application for Area Variance to construct an attached garage to new modular house and change height to 22'. Motion was made by Tim Bejian to grant Area Variance and seconded by Dawn Mazza. All in favor, aye. Tim will do resolution and give copy to Ken so he can finish up paperwork.

Michael Helmer / Norman Deep 8682 Soule Road Holland Patent NY 13354. Application for Special Use Permit Commercial Excavation Business. Define-Nonbusiness property as his business license is in Newport NY at his home. Tim made a motion to grant the Special Use Permit and seconded by Dawn Mazza with Conditions as have had complaints in the past.

Conditions as follows:

- 1. Hours of operation from 7:00 AM to 9:00 PM.**
- 2. Loud noises, Employees doing work in storage area.**
- 3. Running and operating of the vehicles kept inside structure so as not to disturb the neighborhood.**

Legal Precedence in review.

Ken will follow up with previous 2016 Special Use Permit for cold storage and now the storage building is no longer cold. Structure has heat, electricity and septic system.

Inspections of these may need to be done to be legal. Ken will follow up with town attorney for advice. Tim will do the resolution and give copy to Ken to finish paperwork.

New Business:

None

Next month's meeting: November 20, 2025, at 7:00 PM.

Adjourn: Motion to adjourn made by Tim Bejian and seconded by Gary Niedzielski.

Don Kinsey motion to adjourn, seconded by Tim Bejian, motion carried. All in favor aye.

Respectfully Submitted.

ZBA Secretary,

Candace Krombach

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