



**DRAFT MINUTES  
ZONING BOARD OF APPEALS**

**April 24, 2024**

Mr. Jared Funari is looking to demo an existing garage and build a new 20' x 45' (900 sq ft.) garage.

Attorney Caponera explained that Mr. Funari is returning to the Zoning Board after attending Planning and stating that he would take out any use of business for the new garage he is looking to build. The Planning Board has now returned this application to Zoning for an area variance to construct a 900 sq ft. garage.

Mr. Funari stated that he has rented a storage unit at Prime Storage and will keep his business equipment and materials there. The new garage will hold his wood-working hobby items, yard equipment, household tools and his plow, truck and trailer. The plow is used for his personal driveway in the winter, not his business. The size of the garage is based on the size of his truck and trailer.

Mr. Funari added that no neighbors live behind him. His mother lives next door and she has no issues with the garage. He has a larger piece of property and this garage is in the back of the yard. The current garage is 18.5' x 23.5' but is falling apart.

Attorney Caponera explained that no variance will be needed for a home occupation because no commercial operations will take place. The Board can move forward with the area variance for the 900 sq ft garage. Village Code states a garage shall not exceed 576 sq ft.

Mr. Funari mentioned that the garage will match the same color as his house.

Chairman Minissale asked if anyone had any questions for Mr. Funari.

Commissioner Rowinski stated that this is an unlisted SEQRA action, and therefore, no further environmental review is necessary under SEQRA.

Attorney Caponera advised that relative to the area variance this application will require a review of the following elements necessary for the Board to review and comment on.

- Will this have an undesirable effect on the neighborhood? The Board determined no undesirable effect.
- Is there any way to obviate the need for a variance. The Board determined no after hearing from the applicant.
- Is the requested variance substantial? Courts say each case is individually looked at. The Board determined that this is not a substantial variance.
- Is there any adverse effect on the environment? The Board determined no.
- Is this a self-created hardship? The Board answered yes, as they have already purchased the property but with an area variance a self-created hardship does not prevent the granting of the area variance but is a factor that the Board may consider.

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Commissioner Larrabee made a motion to approve the area variance to construction of a 900 sq ft garage at 30 Broderick St. Commissioner Rowinski seconded the motion.

VOTE:	Chairman Minissale	YES
	Commissioner Rowinski	YES
	Commissioner Larrabee	YES
	Commissioner Decker	YES
	Commissioner Ritz	YES

Chairman Minissale made a motion to adjourn the meeting at 6:55PM. Commissioner Larrabee seconded the motion.

Respectfully submitted,

Stacie Douglas  
Zoning Board of Appeals Coordinator