



**Village of Akron
Planning Board
Work Session/Meeting Minutes
Monday March 30, 2026**

Present: Todd Glassman, Jeffrey Cheavacci, Joe McDonald, Code Enforcement Officers Michael Borth Paul Trybuskiewicz and Village Clerk Jayne DeTine.

Meeting: Started at 6:00 pm

Agenda Items:

- Planning Board Minutes from February 23, 2026: a motion by Joseph McDonald and seconded by Jeffrey Cheavacci to approve the minutes as presented. Approved.

- Brian Yaiser and his Project Manager Mike Klock came before the Board to discuss the purchase and rehabilitation of the property located at 127 Main Street. Mr. Yaiser stated that he would like to demo the inside and replace with period motivated upscale finishes. He also mentioned that he is planning on removing two additions on the back of the house so parking for all apartments could be added. Mr. Klock said the property has been taxed on a four-unit building since 1995 as per his conversation with the Town of Newstead Building Department. Code Enforcement Officer Borth stated that the property is in an R-2 zone which would only allow for a building with two units. He also stated that 127 Main Street is currently condemned due to the amount of structural issues it would need completed to conform to code and added that the building is full of asbestos. Lastly the building only has one electric, water, and gas meter respectively and has been empty for over five years. After further discussion the Board suggested that Mr. Yaiser come back with some kind of conditional contract for the purchase of the property to be able to move forward with this project. The Planning Board would then approve or deny this project and recommend it go to the Zoning Board of Appeals.

Planning Board Member Daniel Kowalik entered the meeting at 6:45 pm.

- Thomas Whitbeck came before the Board to ask for a height variance for a proposed pole barn to be built on his property located at 81 Cedar St. After review of his submitted plans, it turns out he is in full compliance with the 18' height code for an accessory building in the R-2 zone.

- Zoning Code Update – Review of the “Draft”. Due to the lack of a full Board this evening, the topic was tabled to give members more time to review individually and a full board to discuss at the next meeting.

Adjournment: There being no further business to come before the board this evening, a Motion by Daniel Kowalik and seconded by Joseph McDonald to adjourn the meeting at 7:28 pm. Approved.

**Next Meeting Monday April 27, 2026 at 5:30 Work Session
6:00 pm Regular Meeting**

Respectfully Submitted:

Brian W Murray
Planning Board Chairman