TOWN OF SARDINIA

ZONING BOARD OF APPEALS MEETING MINUTES

June 26, 2025

The Zoning Board of Appeals of the Town of Sardinia was scheduled for Thursday, June 26, 2025 at 7:30 pm. It was called to order with the Pledge to the Flag, led by Chairman Ron Phillips for the purpose of hearing two appeals. The first appeal by Justin Smith of 7865 Cole Road, Colden NY 14033 of Zoning Ordinance 115-19 A (5) for an Area Variance to build a shed on the property at 10881 Partridge Road, Holland NY 14080 which he has just purchased. The second appeal is by Michael Prusakowski and Veronica Luyster of 10959 Allen Road, East Concord, NY 14055. Mr. Prusakowski and Veronica Luyster is asking to extend the hours of the present variance to include being open 5 additional days that are Federal Holidays and for special events open to the public.

**Members Present: Members Absent:**

Ron Phillips Michael Farrell

Ted Krolick Gordon Smith Jr  
Mark Sasse

**Attendees**Michael Prusakowski, Reanna Dembitsky, V. Julia Luyster, Justin Smith, Town residents  
20 Town Residents  
David Roach, Town of Sardinia Attorney  
Becky Burke, ZBA Secretary

Justin Smith had provided materials required ahead of the meeting. These materials were emailed to the board members ahead of the meeting. Copies of these materials were distributed to each of the ZBA members for their information. After reviewing the drawings, it was determined Mr. Smith should be able to build his 30 X 12 ft shed. It was recommended to contact Gene Degman the next day to get his plans for the shed approved.

Chairman Ron Phillips then put forth a motion, seconded by Mark Sasse to approve the Area Variance to build a 30 X 12 shed, at least 25 foot from the property line.   
Vote   
All in Favor

Ron Phillips: Aye

Ted Krolick Aye  
Mark Sasse Aye

The Board went on to the ZBA # 2502 appeal by Michael Prusakowski and Veronica Luyster to be able to be open on 4 Mondays and the 4th of July that are Federal Holidays as well as holding special events that are open to the public.

Ron invited the applicants to present their case. After their remarks, Ron opened the floor to attendees for comments. The board asked several questions for clarification from the applicants, such as which federal holidays they would like to be open and how they defined a “special event.” Applicants replied with the days they are asking for, July 4th, Labor Day, Memorial Day, Columbus Day, and Veterans Day, all on Mondays except for the 4th of July. They also stated they already hold special events that are not open to the public.  
  
Ron made a motion to deny the variance to be open on the 5 federal holidays or special events.   
As there was no second the discussion continued with further comments by the applicants and attending town residents.   
  
After further deliberation by the board, Ted Krolick made a motion to grant 5 additional Federal Holiday days of operation, July 4th, Labor Day, Memorial Day, Columbus Day, and Veterans Day to the applicants and that if the applicants would like to hold special events open to the public, they must come back to the Zoning Board of Appeals to submit a new application. Motion was seconded by Mark Sasse.

Vote   
All in Favor

Ron Phillips: Aye

Ted Krolick Aye  
Mark Sasse Aye

Motion was made by Ron Phillips, seconded by Mark Sasse to adjourn. Vote was 3 to 0 approving this motion.

Meeting was adjourned by Chairman Phillips at 8:25 PM.

Submitted by: ZBA Secretary, Becky Burke