August 5th ,2026
Members Present: Craig Powers (Chair)Donald Brodie (Vice Chair), Orland Campbell, Claudia Burns, Andrew Zinberg

Others Present: Terry Findeisen (Zoning Administrator) Anharad Llewelyn (Applicant)

Call to Order: 10:30 AM by Powers.

Zoning Permit Waiver Request Application:

1. Permit Number: 26-24A

102 West Road regarding a non-conforming garage conversion to studio. The request involved converting an existing, deteriorated non-conforming 12×20 garage into an artist's studio, with a waiver to raise the ridge height by 2 feet (from ~10 ft to ~12 ft) and the optional addition of a cupola.

a. Findeisen clarified the important distinction: the cupola is a discrete architectural element 2 feet tall, not a full 2-foot addition across the entire roofline — the board agreed this was meaningful.
b. Board members reviewed Llewelyn written responses to all waiver criteria bullet points; no issues were identified with any of the responses.
c. Findeisen summarized the overall case: while this structure could never be built from scratch under current regulations, *improving an existing non-conforming, deteriorated structure* with a modest height increase and a cupola represents a net benefit to the property and the village.
d. No public objections were raised during the hearing.
    i. A 15-day public appeal period applies. Findeisen issued the approved permit, applicant to post a notice sign on the building, and formally notify neighbors. Special public hearing adjourned by board vote.

Motion: To Approve Zoning Permit 26-24A
Motion made by Powers. Motion seconded by Zinberg.
Motion approved unanimously.

Other Business:
No other business presented

Motion: To adjourn.
Motion made by Campbell. Motion seconded by Burns.
Motion approved, unanimously.

Adjournment: 11:02AM

Respectfully submitted,

Terry Findeisen
Zoning Administrative Officer