

TENTATIVE AGENDA
Town of Vienna
Planning Board (PB) Regular Meeting
July 17, 2025 7:00 PM

Call to Order

Minutes Approval:

June 19, 2025 Regular Meeting

Correspondence:

- Received documented correspondence between Orrin MacMurray and Jeffrey Moore. This was saved to the Planning Board Files.
- Received an email from Denise Mangini, Primal Tee Shop. She is unable to attend tonight, but is ready for the board to take final action.
- Assisted several residents with subdivision application questions. Expecting new applications soon.
- Received an email from the chair the Town of Annsville Planning Board. She requested information on our Zoning Law and fee schedule. Directed her to the town website.

Public Hearings: None

Unfinished Business:

SUP2025-03 Denise Mangini; Primal Tee Shop; 3088 Pine Rd; 218.000-1-50.1; Zone RR1; Expand existing building and use addition for screen printing apparel. Condition of SUP2021-01 requires planning board review and approval for all changes in plans submitted with application. Held public hearing on 6/19/2025. No response from DEC. They are ready for final action.

SUP2024-06 Richard Woodcock; Establish a new seasonal campground with 50 sites, manufactured home, and pavilion; 7720 Higginsville Rd; 237.000-1-56.1; Zone WR; 106.84 acres.

SUB2025-02 Mark Corey; 2-lot Subdivision; 780 Stone Barn Rd; 215.000-1-3; Zone RR2; 42 acres total site; 1 lot will be 6.237 acres.

New Business: None

Sketch Plan Reviews: None

Other:

- Zoning Law updates
- ZBA Activity:
 - Approved the variance for Justin Schuessler (W. Lake St. duplex to 4-unit apartments). Secretary is waiting on approval of the decision document. Justin will appear before the Planning Board for final action on his Special Use Permit as soon as the decision is filed with the Town Clerk.
 - July 21 public hearing for an Area Variance (reallotment on Yager Road based on the ¼ vs 200 ft maximum). Jeff Moore was at the 6/19 Planning Board Meeting.
 - ZBA is waiting on justification documentation from the applicant for a Use Variance for an Automotive Repair business on Dixon Rd. Building permit denied by the Codes Officer.

Next Regular Meeting: August 21, 2025 (new agenda items due August 14, 2025).

Public Comments