



**MINUTES
VILLAGE OF WILLIAMSVILLE
ZONING BOARD OF APPEALS MEETING**

**May 15, 2024
7:00 PM**

MEMBER ROLL CALL

Name	Organization	Title	Status
Rick Andrews	Village of Williamsville	Chair	Present
Patricia Fulwiler	Village of Williamsville	Member	Present
Shawn Lemay	Village of Williamsville	Member	Present
Christine Petrie	Village of Williamsville	Member	Present
Bill Tuyn	Village of Williamsville	Member	Present

OTHER ATTENDEES

Name	Organization	Title	Status
Sue Canell	Village of Williamsville	Administrator	Present
Charles Grieco	Bond, Schoeneck & King	Village Attorney	Phone
Gary Palumbo	Town of Amherst	Zoning Enforcement Officer	Present
Dan DeLano	Village of Williamsville	Deputy Mayor/Liaison	Present
Carol Boeck	Village of Williamsville	Building & Zoning Clerk	Present

Meeting opened with Pledge of Allegiance at 7:02 p.m.

MINUTES APPROVAL

Member Lemay made a motion to approve April 17, 2024, minutes. The motion was seconded by Member Fulwiler. Ayes 5, Noes 0.

RESULT:	MOTION PASSED (UNANIMOUS)
MOVER:	Shawn Lemay, Member
SECONDER:	Patricia Fulwiler, Member
AYES:	Andrews, Fulwiler, Lemay, Petrie, Tuyn

NEW BUSINESS

1. ZBA-2024-06

Special Use Permit for Short Term Rental

No applicant present.

Content of file reviewed by Chairman Andrews to include public hearing notice & application.

Discussion was held by the Board members regarding special use for short term rental.

Member Tuyn suggested tabling for 30 days to try to get definitions in place in regards to what they are granting a variance from.

Village Attorney Grieco stated that he recently attended NYCOM meeting and short-term rentals remain a big issue. Board could consider a moratorium until we figure out how we want to move forward with short-term rentals. Village would have to adopt.

Discussed sending notices to existing short-term rentals that are operating illegally within the Village without any permit.

Member Lemay made a motion to table. The motion was seconded by Member Petrie. Ayes 5, Noes 0.

RESULT:	TABLED (UNANIMOUS)
MOVER:	Shawn Lemay, Member
SECONDER:	Christine Petrie, Member
AYES:	Andrews, Fulwiler, Lemay, Petrie, Tuyn

ADJOURNMENT

Member Fulwiler made a motion to adjourn. The motion was seconded by Member Lemay and carried. Ayes 5, Noes 0.

RESULT:	ADJOURNED
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The Zoning Board of Applications meeting of May 15, 2024, was adjourned at 7:45pm. The next ZBA meeting will be held on August 21, 2024, at 7:00pm.