

Village of Cuba, New York

Zoning Board of Appeals Meeting Minutes

Date: 7-20-26

Time: Immediately following the Planning Board Meeting- 7:45 P.M.

Location: Village Hall

Members Present: Deb Donahue, Mike Miller, Cindy Colley

Members Absent; Patti Metler previously excused and Heather Forness due to illness

A quorum was declared present.

Others Present

- Representatives of Jones Memorial Hospital- Carrie Walker, Vice President of Practice Management, Jim Helms, President & CEO, Jones Memorial Hospital, Roy Chappell, CFO, Jones Memorial Hospital
 - Brian Olds, Cornerstone Project Manager (CPL)
 - Jennifer LaChance (CPL Architecture)
 - Nick Binnert (CPL Civil Engineering)
 - Village Mayor- Jason Morrison, Clerk Treasurer Corine Bump, Cindy Colley, Deb Donahue, Mike Miller- Zoning Board of Appeals, Kier Dirlam Allegany County Planning, Cory Burrows- M.A.C.E./ Village of Cuba Code Enforcement
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Call to Order

Deb Donahue called the meeting to order.

New Business

Jones Memorial Hospital Medical Office Building

19 Center Street

The Zoning Board reviewed the Planning Board's action regarding the proposed medical office building.

Board members reviewed:

- The proposed medical office use
- Applicable zoning provisions
- Planning Board determination
- Site plans and renderings

A brief discussion was held regarding floodplain considerations. The applicant reiterated that the finished floor elevation is proposed approximately two feet above current flood elevation and that grading will direct water around the building.

Motion

A motion was made and seconded to concur with the Planning Board's determination that the proposed medical office is an allowable use under Village Code Section **200-35(B)(3) and (11)**.

MIKE MILLER MADE A MOTION TO FORMALLY APPROVE THE PLANNING BOARD'S RECCOMENDATION WITH CINDY COLLEY OFFERING A SECOND. ALL IN FAVOR AND THE MOTION CARRIED.

No use variance was required.

Additional Discussion

Members expressed support for the project, noting:

- Increased access to primary care
- Expanded obstetrical services
- Economic benefit to the Village
- Increased healthcare access for surrounding communities

Representatives of Jones Memorial Hospital thanked the Village, Planning Board, Zoning Board, Fire Department, and Village staff for their cooperation throughout the planning process.

Clerk Treasurer Bump reminded the applicant to coordinate utility connections with the Department of Public Works Superintendent during construction.

The applicant indicated construction is anticipated to begin in **September**, pending final approvals and bidding.

Adjournment

There being no further business, **CINDY COLLEY MADE A MOTION TO ADJOURN WITH MIKE MILLER OFFERING A SECOND, ALL IN FAVOR AND THE MEETING WAS ADJOURNED 6:50 P.M.**

Respectfully Submitted

Corine Bump Clerk Treasurer 7/21/26