MINUTES OF THE VILLAGE OF LITTLE VALLEY
ZONING BOARD OF APPEALS – SPECIAL MEETING
THURSDAY, NOVEMBER 5, 2026 – 7:00 PM – MUNICIPAL BUILDING

PRESENT:

Kathleen Ellis – Chairperson
Kevin Andrew – ZBA
Flossie Steinbroner – ZBA

JoElla Emborsky – Clerk
James Bowen – Mayor

ABSENT:

Connor Hellwig – ZBA
Kristin Lasseter - ZBA

GUEST: Jeremy and Camryn Keesler

Special Meeting of the Zoning Board of Appeals of the Village of Little Valley, New York, is holding a public hearing for the following:

The owners at 105 Seventh Street are asking for an Area Variance for a new garage that sets 6 feet from the property line.

Meeting called to order at 7:00 PM by ZBA Chairperson Ellis.

The owners of 105 Seventh Street have applied for an Area Variance permit for a new build for a detached garage, replacing an old structure that is there. The Area Variance is needed because the new build will be too close to the property line by only 6 feet, and it should be 10 feet.

Mr. Keesler spoke to his neighbor, Mr. Mark Frentz, and ran his ideas by him for the new garage. Mrs. Shirley Crosby is the owner of the property and was explained to of what Mr. Keesler intended to do as well. Mrs. Keesler wrote up a contract with what they want to do, and Mrs. Crosby signed the document, having no issues with the intended plans. The contract was submitted with the permit application.

Mr. Keesler stated the old garage was in rough shape, falling in places, and was an eye sore. He wants to make a nice garage, lighten the area up, provide more storage, and make the property better looking overall.

Chairperson Ellis asked if the new garage will be bigger than the current one. Mr. Keesler stated it will be 2 feet taller and 8 feet longer.

Board Member Andrew stated it was a good idea, because it was not great before. This will make it a lot better. If someone were against the Area Variance, then you'd see people here.

Chairperson Ellis asked about the Stop Work Order. The Order was issued until we held this meeting. If the Area Variance is approved, then the Code Officers will be contact to lift the Stop Work Order.

MOTION #1, 2026-2027

Motion made by ZBA Member Andrew, seconded by ZBA Member Steinbroner, to approve the area variance for the garage. SO MOVED, RESOLVED.

AYES:	**ZBA Chairperson Ellis, ZBA Member Andrew, ZBA Member Steinbroner**
NAYS:	**NONE**
ABSENT:	**ZBA Member Hellwig, ZBA Member Lasseter**

ZONING BOARD OF APPEALS MEETING
105 SEVENTH STREET
NOVEMBER 5, 2026

ADJOURNMENT:

MOTION #2, 2026-2027

Motion made by ZBA Member Andrew, seconded by ZBA Member Steinbroner, to adjourn the meeting at 7:25 PM. SO MOVED, RESOLVED.

AYES:	**ZBA Chairperson Ellis, ZBA Member Andrew, ZBA Member Steinbroner**
NAYS:	**NONE**
ABSENT:	**ZBA Member Hellwig, ZBA Member Lasseter**

Respectfully submitted,

JoElla Emborsky
ZBA Secretary