

ZONING BOARD OF APPEALS & PLANNING BOARD MEETING
VILLAGE OF LAKEWOOD
June 11th, 2026

A regular meeting of the Zoning Board of Appeals and Planning Board of the Village of Lakewood, NY was held on Thursday June 11th, 2026 at 6:30pm in the Anthony C. Caprino Municipal Building, 20 W Summit Street.

Present:	Gary Segrue	Chairman
	Louis Drago	Deputy Chairman
	Carrie Brown	Board Member
	John Jablonski	Board Member
Also Present:	Shaunah Pilling	Village Deputy Clerk/Secretary
Absent:	Jack McCray	Board Member
	Jeff Swanson	Code Enforcement
	Marilyn Fiore-Lehman	Village Attorney

The meeting opened at 6:30 PM with the pledge of allegiance.

Chairman Segrue accepts the resignation of Board Member, Jack McCray, effective immediately. The Board thanked Mr. McCray for his time and input over the years, he will be very missed.

APPROVAL OF MINUTES

Motion by Mr. Drago, seconded by Mrs. Brown, to approve the minutes of the last meeting of the Zoning Board of Appeals with amendments to page 6 held on May 14th, 2026.

Adopted: 4 ayes, 0 nays (Segrue, Brown, Drago, Jablonski)

AREA VARIANCE
65 West Terrace Ave

Mr. Jeff & Stephanie Johnson, of 65 West Terrace Ave, Lakewood, New York 14750 have submitted an application for the construction of a two-story addition totaling 557 square feet at 65 Terrace Ave, Lakewood, NY 14750. The proposed plan indicates the following requests:

- Primary Use:
 - o A minimum rear yard setback of 24 ft rather than the required 25ft.

The listed requests go against Section #25-10, [Single-Family Residential (R1) District], of the Village of Lakewood Zoning Code.

Chairman Segrue asked for the project to be explained.

Keri Belovarac, the architect, and Jeff Johnson, the owner, were present.

Ms. Belovarac explained the project. She stated their proposal is one foot over the rear setback. She presented the plans to the Board and described the area surrounding the home. Having the

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addition where it is proposed would not compromise the layout in relation to the existing structure. They meet all of the other requirements for setbacks and lot coverage.

Mr. Drago asked what the square footage of the project will be.

Ms. Belovarac stated it will be 557 sf.

Chairman Segrue asked if there was anyone present to speak for or against the project.

With no additional comments or questions, Mr. Segrue and members of the Zoning Board of Appeals proceeded to review and answer the questions posed on the area variance findings and decision form.

1. No
2. No
3. No
4. No
5. Yes

Adopted: 4 ayes, 0 nays (Drago, Brown, Jablonski, Segrue)

Motion by Mr. Drago, seconded by Mrs. Brown to approve the construction of a two-story addition totaling 557 square feet at 65 West Terrace Ave. The Zoning Board approved requests are as follows:

- Primary Use:
 - o A minimum rear yard setback of 24ft rather than the required 25ft, approving a 1ft variance.

The project is required to follow all NYS Building Code and be completed within one year of receiving the permit.

Adopted: 4 ayes, 0 nays (Drago, Brown, Jablonski, Segrue)

The Zoning Board of Appeals discussed possible candidates for the vacant seat.

Mrs. Brown stated she attended the annual Houghton conference recently, which was a great training. Two of the four sessions that were recommended for Zoning & Planning members were focused on data centers and battery storage. One recommendation they gave was to have the Planning Boards advise their Village Boards to check their comprehensive plans to be sure there is language there that protects valuable areas in the community. One of the authors of the plan is here, John Jablonski, and the plan was written ten years ago. Mrs. Brown did not see anything about either data centers or battery storage in it.

Mr. Jablonski stated he didn't believe there was anything in there because no one had that on their mind then.

Mr. Segrue said that any change to the document would need a public hearing.

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Mr. Drago stated that the conversation of battery storage is interesting. The batteries off of the windmills, the solar, etc. In the past few weeks, he has heard of multiple fires with the culprit being lithium batteries from household tools or toys. If these little batteries can cause this much destruction, then what can the larger ones do.

Mrs. Brown believes that Governor Hochul has started the process to put in a place a moratorium on data storage so there can be more studies, but nothing on battery storage.

Mr. Jablonski stated he believes they are changing the design of them to make sure if there is a fire in one cell that it doesn't destroy the whole complex which apparently was a problem for a place in California where the whole thing cascaded.

Secretary Pilling stated she would reach out to Southern Tier West, the host of the Houghton Conference, to see if they can send the materials from the training for the Board to review.

Motion by Mr. Jablonski, seconded by Mrs. Brown to advise that The Zoning Board of Appeals has recommended that the Village Board of Trustees reviews the Comprehensive Plan pertaining to Data Centers and Battery Storage Centers. Whether the Board of Trustees should engage the County Planning Department or the Department of State to help update or make recommendations to update the Comprehensive Plan.

Adopted: 4 ayes, 0 nays (Drago, Brown, Jablonski, Segrue)

REGULAR MEETING (Adjournment)

Motion by Mr. Drago, seconded by Mr. Jablonski, and unanimously carried to adjourn the regular meeting of the Zoning Board of Appeals at 6:48 pm.

Adopted: 4 ayes, 0 nays (Drago, Brown, Jablonski, Segrue)

Shaunah Pilling, Secretary