

ZONING BOARD OF APPEALS & PLANNING BOARD MEETING
VILLAGE OF LAKEWOOD
May 14th, 2026

A regular meeting of the Zoning Board of Appeals and Planning Board of the Village of Lakewood, NY was held on Thursday May 14th, 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
	Jack McCray	Board Member
	John Jablonski	Board Member
Also Present:	Shaunah Pilling	Village Deputy Clerk
	Jeff Swanson	Code Enforcement
Absent:	Marilyn Fiore-Lehman	Village Attorney

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

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 held on April 9th, 2026.

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

AREA VARIANCE

305 ½ East Terrace Avenue

Part One

Mr. Mike & Laura Grguric, of 2095 Forest Edge Drive, Cuyahoga Falls, Ohio 44223 have submitted an application for the construction of a carriage house (garage/possible living above) on the southside of Terrace Avenue – the property is split by East Terrace Avenue & another residence. The proposed plan indicates the following requests:

- Primary Use: Carriage House (Garage/Possible Living Above)
 - o A minimum side yard setback of 6ft. 6in. rather than the required 8ft. on the west side and a maximum building height of 26ft. rather than the allowed 16ft. on the west side. Maximum square footage of 1232sf rather than the allowed 800sf.

The listed requests go against Section #25-45 Accessory Structures, [Single-Family Residential (R1) District], of the Village of Lakewood Zoning Code.

Mr. Segrue asked if the owners were present to explain the project.

Mike Grguric stated that they are looking to build a garage to store their boat, jet skis and to be able to put a car in there. This way they wouldn't have to always pay for storage.

Mr. Segrue asked if there is currently a shed located at the property.

Mr. Grguric said yes.

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Mr. Segrue asked if that would be staying or removed.

Mr. Grguric said it would be removed.

Also present was the Grguric's design-build contractor, Tod Ingersoll from NuWood Creations Inc., stated that they submitted the application so that would know if they could build a complete carriage house. That parcel when looking at the GIS, is a different parcel ID. He owns 305 and 305 ½ East Terrace Avenue, and they sit perpendicular to the lakefront, and then across the street are these two lots. He doesn't believe that the parcel for the garage is tied to those other two.

CEO Swanson stated it is unique, it's divided by the road. We still look at those lots as adjoining, so it's open to interpretation on how the Board would want to view it. It's under the same ownership as across the street. But the unique thing is that they don't have too many situations where there's a home on one side and then they own a lot across the street, too.

Mr. Segrue asked if the Grguric's already have one residence on the property and an additional structure on that property.

Mr. Grguric answered that is correct on the main resident side, there's two structures, two houses.

Mr. Drago asked Mr. Grguric to explain the buildings set up from the lake to Terrace Avenue.

Mr. Grguric stated it goes Lake, main house, shed, a small mini suite that could've been a garage at one point, and then crossing Terrace is currently a shed where they would want the carriage house or garage.

Mr. Ingersoll, the design-build contractor, suggested to the property owner a carriage house because they had talked about the potential for overflow. Everybody wants to come for visits with their friends and family away, so they chose to apply if they ever wanted to do that. They knew due to the lot size; it's going to require variance to build anything. The next question they had was how big can they build. Then, if it becomes inhabitable by code, then what does that look like legally.

Mr. Segrue asked if this a long term or short-term rental.

Mr. Grguric stated it is not a rental, nor will ever be a rental of any kind.

Mr. Segrue asked how tall is the proposed structure.

Mr. Ingersoll stated it would be 26 feet tall.

Mr. Segrue remembers approving a garage to the left of that structure, does anyone knows about how tall that was.

Marcia Carlson, owner of the property in question, stated it was approved to be 14 feet tall.

Mr. Segrue said the first question I have for the board is, how are we going to characterize this property.

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Mr. Drago stated substandard.

Mr. Jablonski stated there's already an accessory unit there, essentially under common ownership. He thinks this needs to be considered as a special permit, which would have to be re-advertised for a special permit as another accessory use, or it'd be a variance for the Board, totally separate living unit, as if it was a new house, which, again, is on a substandard lot. Unless they just want to permit for a garage, which he does not have a problem with, but he does have a problem with the setbacks.

Mr. Drago informed everyone that on multiple occasions they have turned down building properties with the thought, even short or long term, that there would be residents living upstairs, even if it is only for one night. To put it simply, the request is too big and too tall.

Mr. Ingersoll let the Board know they applied for the max for everything, with hopes if it was trimmed down at all they would still be approved enough to pursue what his client wants at least which is a garage with some storage.

Mr. Drago stated we're talking about a building that exceeds our permitted size by 400 plus square feet. It's 50% bigger than the Board will permit.

Mr. Grguric asked the Board if any of the parcels on that side of Terrace Avenue could have a home built on them.

Mr. Drago replied yes, if it was a double parcel that exceed 70-75 feet wide.

Mr. Grguric asked then is 50 feet too small to build a house on.

Mr. Drago said yes, especially a second house when they are working on not congesting that area any more than it already is. He would agree to a smaller garage with no living space inside it. This structure could have some sort of plumbing to wash hands, the boat, or those sorts of things.

Mrs. Brown said it cannot be a habitable structure.

Mr. Segrue stated they have approved building heights for storage.

Mr. Drago stated in the past, they were limited to 12 feet high for accessory structures. We had to get a variance for that. The Zoning Board of Appeals recommended to the Village Board of Trustees that we increase it to 16, because that seems to be a convenient and common height for people to put boats in storage. But it's too small to put a second story living space in and it's a second story living space that they are especially trying to get away from.

Mr. Jablonski was curious on your setbacks, why the building was placed where it was in the property and why it's so close to the west side.

Mr. Ingersoll said that he thinks that his wife, the architect, just dropped the building there. It can be centered.

Mr. Jablonski let them know by centering the building it would put them between the setbacks.

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Mr. Drago asked about the wetlands behind the property.

Marcia Carlson, 307 East Terrace, informed the Board that there used to be a creek behind the property, but around 30 years ago the Village filled it in and added a sluice pipe for rain water to drain.

Mr. Jablonski asked what their plan for rain water run-off is going to be for the building.

Mr. Ingersoll stated that is a low-lying area there. They are hoping to fill it in some.

Mr. Drago asked if they would be ok adding French drain to either side of the building. Then all rainwater from the building would move back to the lower area off of the sides. The last thing he would want to see is them putting a hard surface there where rainwater or snow melt runs off either side then becomes a flooding issue.

Mr. Ingersoll said their company is very much known for spending a lot of money on stone. When they design and build properties, they remove what they have dug out and fill everything back in with wash stone so the ground itself will absorb a lot of the water runoff. They will put a substantial base under the building.

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

Marcia Carlson, 307 East Terrace, stated that she is in favor of the project. She was not in favor of the height or living quarters, but it does not sound like that would be happening.

With no additional comments or questions, Mr. Drago 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, McCray)

Motion by Mr. Drago, seconded by Mr. McCray to approve the construction of a garage with storage. The Zoning Board approved requests are as follows:

- Primary Use:
 - o A maximum square footage of 1000sf rather than the allowed 800sf, approving an additional 200 sf. Building size dimensions to be determined by the homeowner and contractor.
 - o A minimum front yard setback of 25ft.
 - o A minimum side yard setback of 8ft. The building to fit into the parcel in such way it fits within these setbacks.
 - o A maximum building height of 16ft rather than the requested 26ft. The Board is not controlling the size of the garage door.

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- Some sort of consideration made to carry the runoff of roof water, snow melt, etc. away from neighboring properties and an acceptable area for drainage.
- Plumbing will be permitted inside the building for a bathroom or running water.
- The second story is used strictly for storage. No overnight sleeping.
- Acknowledging this property is built on two separate named lots, although they are being treated as one – they are two separate taxing loans.

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 (Brown, Drago, Jablonski, McCray)

AREA VARIANCE
305 ½ East Terrace Avenue
Part Two

Mr. Mike & Laura Grguric, of 2095 Forest Edge Drive, Cuyahoga Falls, Ohio 44223 have submitted an application for the construction of a single-story addition and deck on the northside of the residence at 305 ½ East Terrace Ave – the property is split by East Terrace Avenue & another residence. The proposed plan indicates the following requests:

- Primary Use: Single Story Addition & Deck
 - A minimum lot width of 37ft 5in. rather than the allowed 75ft. Maximum lot coverage of approximately 33% rather than the required 30%. A minimum side yard setback on the west side of 0ft. rather than the required 8ft. and a minimum side yard setback rather than the required 8ft. Dimensions were not given for the rear yard or building height.

The listed requests go against Section #25-45 Accessory Structures, [Single-Family Residential (R1) District], of the Village of Lakewood Zoning Code.

Mr. Segrue asked the owners to explain the project.

Mr. Grguric stated they plan on retiring here someday and wish to make some improvements. They want to replace the lower deck as it is not worth saving or adding too and add an upper level that comes out from the primary bedroom. It would not increase the size of the living structure at all.

Mrs. Brown asked what that will do on the west side of the property.

Mr. Grguric said nothing, they are building in the same spot they already have.

Mr. McCray explained by the plans in front of them it shows the deck being extended.

Mr. Ingersoll apologized as it does look that way in the plans, but the architect used some artistic interpretation there. Everything they are requesting is negotiable. The new deck and the upper level will be the same size as what is already there.

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Mr. McCray said it doesn't look bigger, its how the building is situated on the property itself.

Mr. Ingersoll asked to approach the Board to explain what he was talking about. He reiterated that the new construction would stay within the existing footprint.

Mr. Jablonski asked what's immediately adjacent to this edge of this deck.

Mr. Grguric stated that there is a four-foot vinyl fence there.

Mr. Jablonski would feel more comfortable with this project if it was symmetrical within the property lines.

Mr. Grguric guessed they could, but this deck is actually running flush with the corner of the house. Esthetically if it was pulled in, it would look strange.

Mr. Jablonski stated as a Board they are collectively working together to make sure this already tight area doesn't get denser.

Mr. Segrue stated as long as it stays within the current footprint, he does not see any issue.

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

Marcia Carlson, 307 East Terrace, stated that their plans look perfectly fine.

With no additional comments or questions, Mr. Drago 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. Yes
2. No
3. No
4. No
5. Yes

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

Motion to approve the request for a second story addition and a restructure of the deck to include a second story, which appears to be off of their new addition. This is a substandard lot. The Zoning Board approved requests are as follows:

- Primary Use:
 - o A minimum lot width of 37.5ft rather than the required 75ft, approving a 37.5ft variance.
 - o A maximum lot coverage of 33% rather than the allowed 30%, approving a 3% variance on the lot coverage.

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- A minimum 25ft front yard setback, noting that the front yard be the roadside.
- A minimum side yard setback of 0ft on the west side rather than the required 8ft, approving an 8ft variance.
- A maximum building height of 30ft, noting that the building itself is not even 30ft.
- Some sort of consideration made to carry the runoff of roof water, snow melt, etc. away from neighboring properties and an acceptable area for drainage.

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 (Brown, Drago, Jablonski, McCray)

AREA VARIANCE
217 West Summit

Mr. Curtis Carlson & Madison Alexander, of 217 West Summit, Lakewood, New York 14750 have submitted an application for the construction of a deck on the east side of the residence and a front porch roof on the east side of the residence at 217 West Summit Ave, Lakewood, NY 14750. The proposed plan indicates the following requests:

- Primary Use:
 - A minimum side yard setback of 2ft. 3in. rather than the required 8ft on the east side for the deck and a minimum side yard setback of 4ft. 8in. rather than the required 8ft for the front porch roof on the east side.

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

Mr. Segrue asked if the owners were present to explain the project.

Mr. Carlson stated that they are hoping to do a covered porch on the front of the home. They already have the gutter systems ready to be installed. As for the back of the home, they are looking to go out an additional six feet on the back deck within the house structure. They want to add a bit more of outdoor living space.

Mr. Segrue asked if Mr. Carlson had spoken to his neighbor.

Mr. Carlson said yes, he was unable to get a note from him but the project did not seem to be an issue with him.

Mr. Jablonski asked about the placement of the deck as they have quite a large property.

Mr. Carlson said it's for a couple reasons. There is a room off the back with an access door that will be easily accessible if the deck was placed there. As well as esthetically, it creates a seamless walkway.

Mr. Segrue asked if the property is separated by a large fence.

Miss. Alexander stated that is actually their fence, in which they hope to replace in the near future.

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Amy Flaherty, 216 Summit Street, wrote in favor of the projects.

Mr. Carlson said there is going to be a driveway that goes to the house. They also will be adding a small retaining wall.

Mr. Jablonski asked what is the length of the deck that's being added away from the house.

Mr. Carlson stated that with the addition of 15 feet, the total length will be 26ft.

Mr. Jablonski asked Mr. Carlson to explain the layout with the doorways and the deck.

Mr. Carlson said the door is 3ft from the existing structure.

Miss. Alexander explained further that there are two doors. One sliding to the interior of the home and one-man door for their tools, if they walk to the end of the house by the fence there is a man door that goes into a back room.

Mr. Carlson stated adding on where they have proposed helps with the aesthetics of the property, as well as a safety concern. If the deck wasn't there, they would exit the man door and could have possible missteps.

Mr. Jablonski asked how tall this deck will be.

Mr. Carlson stated it will one foot tall.

With no additional comments or questions, Mr. Drago 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. Yes
2. No
3. No
4. Yes
5. Yes

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

Motion by Mr. Drago, seconded by Mr. Jablonski to approve the construction of a front porch roof. The Zoning Board approved requests are as follows:

- Primary Use:
 - o A minimum side yard setback of 4.8ft rather than the required 8ft, approving a variance of 3.2 ft.
 - o The addition of some sort of retention wall to help with roof runoff.

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 (Brown, Drago, Jablonski, McCray)

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Motion by Mr. Drago, seconded by Mrs. Brown to approve the construction of a deck on the east side of their residence. The Zoning Board approved requests are as follows:

- Primary Use:
 - o A minimum side yard setback of 2.3ft rather than the required 8ft, approving a 5.7ft variance.
 - o The construction of the deck must be on a straight line with the rear & side of the building extending out.

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 (Brown, Drago, Jablonski, McCray)

AREA VARIANCE
17 Vista Way

Mr. & Mrs. Jon & Kelly Stineman, of 17 Vista Way, Lakewood, New York 14750 have submitted an application for the construction of a fence at 17 Vista Way, Lakewood, NY 14750. The proposed plan indicates the following requests:

- o A zero-foot setback for a fence on the south property boundary rather than the required 2-foot setback.
- o Approximately a 5-foot setback from the east side right of way rather than the required 10-foot setback.

The listed requests go against Section #25-50, [Fences; walls; hedges; and vegetative barriers] of the Village of Lakewood Zoning Law.

The Stinemans called in for the meeting.

Mr. Segrue asked the Stinemans to explain their project.

Mr. Stineman stated they are asking for a zero-foot setback on the south end of the property, to put the fence on the property line. On the west side of the property is the property along Vista Way, they are asking if they could do 10 inches over the property line, because the property line is pretty much their yard now. On the east side, it would basically be on the property line, but only to where it connects to the garage. They are talking about just 10 feet back, in the corner and attach it to the garage.

Mr. Segrue stated that the Board usually does not have a problem with the fence attaching to the garage, but seldom, if ever do they approve a zero-foot setback. They definitely do not approve anything going over a property line.

Mr. Jablonski questioned why they would like to go over the property line in the first place.

Mr. Stineman stated 50% of the property is theirs, but the rest is the Villages in which they have been maintaining.

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Mr. Segrue said this is common with many homes in the Village.

Mr. Drago understands there is a deck being built in the back of the house with a couple steps down.

Mr. Stineman said that is correct.

Mr. Jablonski asked why they want to put the fence along the property line.

Mr. Stineman stated they want to plant a landscape area, bushes and some arbor behind the deck inside the fence on their property. There is not a lot of space there and prior it was full of thick bushes, so they want to go for a cleaner look.

Mr. Drago stated they normally approve a minimum of a 2ft setback to prevent any future neighborly disputes.

Mr. Jablonski stated that they need to do some sort of variance on the South side, possibly two-feet off the property line. A six-inch variance would be needed on the Vista Way side.

Craig Colburn, 32 Vista Way, sent a letter with no objection to the project.

With no additional comments or questions, Mr. Drago 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. Yes
2. No
3. No
4. No
5. Yes

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

Motion by Mr. Drago, seconded by Mrs. Brown to approve the construction of a fence at 17 Vista Way. The Zoning Board approved requests are as follows:

- Primary Use:
 - o Not approved is a zero-lot line, nor a fence built over the lot line.
 - o A minimum set back of 2ft on the south property boundary.
 - o A minimum set back of 2ft on the fence running east and west off the south boundary.
 - o A minimum set back of 6 inches along the westerly property boundary, north and south with their neighbor the Village of Lakewood.
 - o The fence is not to exceed 6ft in height. It is to be built with the finished side facing the neighboring properties.

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 (Brown, Drago, Jablonski, McCray)

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Discussion

Mr. Jablonski asked the Board if there have been any discussions on any zoning changes going forward. He would like the Board to consider recommending an impervious surface requirement that's not just the rooftops, but include paved areas in our ordinance. People are paving large chunks of their property very close to the lake, which creates a storm water pollution problem that seems to be getting worse and worse. The code has a lot of coverage that only applies to structures, not hard surfaces.

Mr. Drago asked if there is such thing as a permeable black top?

Mr. Jablonski said yes.

Mr. Drago asked about the cost comparison between this and regular black top.

Mr. Jablonski stated it is significantly more expensive.

CEO Swanson stated there is not currently any locally available.

Mr. Jablonski stated he is not saying residents must have a pervious driveway, but along the areas of high congestion of structures many are paving all the way from the road to the structure which is close to the lake. That leaves no green space, but the water is still going somewhere. Whatever falls from the sky is running down yards and into the lake without any treatment. This also increases the potential of flooding.

Mrs. Brown asked if there is any way to talk about more vegetation or encourage it.

Mr. Jablonski said he would do some research on lakeside buffers and communities similar to ours.

Mr. Segrue stated this an exploratory phase.

REGULAR MEETING (Adjournment)

Motion by Mr. McCray, seconded by Mr. Jablonski, and unanimously carried to adjourn the regular meeting of the Zoning Board of Appeals at 8:12pm.

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

Shaunah Pilling, Secretary

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