

ZONING BOARD OF APPEALS & PLANNING BOARD MEETING
VILLAGE OF LAKEWOOD
April 9th, 2026

A regular meeting of the Zoning Board of Appeals and Planning Board of the Village of Lakewood, NY was held on Thursday April 9th, 2026 at 6:30pm in the Anthony C. Caprino Municipal Building, 20 W Summit Street.

Present:	Louis Drago	Deputy Chairman
	Carrie Brown	Board Member
	Jack McCray	Board Member

Also Present:	Shaunah Pilling	Village Deputy Clerk
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Absent:	John Jablonski	Board Member
	Jeff Swanson	Code Enforcement
	Marilyn Fiore-Lehman	Village Attorney

*Gary M. Segrue, Chairman, called in for the meeting. This public hearing request is from the Segrues of 16 East Terrace Ave, Lakewood NY. Chairman Segrue did not vote on the variance request.

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

APPROVAL OF MINUTES

Motion by Mr. Drago, seconded by Mr. McCray, to approve the minutes of the last two meetings of the Zoning Board of Appeals held on November 13th, 2025 and December 11th, 2025.

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

AREA VARIANCE
16 EAST TERRACE AVE

Mr. Gary and Nichole Segrue, of 16 East Terrace Ave, Lakewood, New York 14750 have submitted an application for the construction of a two-story front porch on the northside of the residence at 16 East Terrace Ave, Lakewood, NY 14750. The proposed plan indicates the following requests:

- A minimum lot width of 70ft rather than the required 75ft on the North side and a minimum lot width of 68ft rather than the required 75ft on the East side.
- A maximum lot coverage of 46% rather than the required 40%.
- A minimum front yard setback of 8ft 6in rather than the required 25ft on the North Side and a minimum front yard setback of 11ft rather than the required 25ft on the East side.

The listed requests go against Section #25-11, [Single-Family Residential (R1) District], of the Village of Lakewood Zoning Code.

Mr. Segrue called in for the meeting to explain the project. Also, John Dietrich from Diamond Builders Corporation was in attendance to answer any questions.

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Mr. Segrue explained that he and his wife would like to put on a front porch/wrap around porch at their home at 16 East Terrace Ave. There is a long history of the homes on Terrace and variances. These are non-conforming lots. For example, several variances have been granted in the past at 12 East Terrace Ave. Mr. Segrue is requesting a variance on the east side of the property. The plans are going no further than what the current porch - six feet four inches. On the west side of the house, they are staying within the setback, and asking for a front yard variance, which have been granted previously at other residences.

Deputy Chairman Drago asked if the construction will be two stories.

Mr. Segrue stated it is one story with a railing open porch above.

Deputy Chairman Drago asked if there will be a porch stacking on the second floor.

Mr. Segrue said there will be.

Deputy Chairman Drago asked the contractor, John Dietrich, if he had anything else to add.

Mr. Dietrich said the plans and everything Mr. Segrue has stated fully sums up the project well.

Deputy Chairman Drago asked about the new five-foot sidewalk on the diagram, he wanted to know if it will be tight to the home.

Mr. Segrue said yes, it will be.

Deputy Chairman Drago asked if they will be able go down the steps and be able to reach the sidewalk that is along terrace.

Mr. Segrue said that is correct.

Deputy Chairman Drago asked if there were any additional questions or comments.

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: 3 ayes, 0 nays (Drago, Brown, McCray)

Motion by Mrs. Brown, seconded by Mr. McCray to approve the area variance for Mr. Gary and Nichole Segrue, of 16 East Terrace Ave, Lakewood, New York 14750 for the construction of a two-story front porch on the northside of the residence at 16 East Terrace Ave, Lakewood, NY 14750. The Zoning Board approved requests are as follows:

- A minimum lot width of 70ft rather than the required 75ft on the North side, approving a 5ft variance. A minimum lot width of 68ft rather than the required 75ft on the East side, approving a 7ft variance.

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- A maximum lot coverage of 46% rather than the required 40%, approving 6% more than the required.
- A minimum front yard setback of 8ft 6in rather than the required 25ft on the North Side, approving 16.6ft. A minimum front yard setback of 11ft rather than the required 25ft on the East side approving 14ft.

According to New York State Building Code, this projects construction will begin and be complete within 12 months.

Adopted: 3 ayes, 0 nays (Drago, Brown, McCray)

REGULAR MEETING (Adjournment)

Motion by Mr. Drago, seconded by Mr. McCray, and unanimously carried to adjourn the regular meeting of the Zoning Board of Appeals at 6:41pm.

Adopted: 3 ayes, 0 nays (Drago, Brown, McCray)

Shaunah Pilling, Secretary