

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

A regular meeting of the Zoning Board of Appeals and Planning Board of the Village of Lakewood, NY was held on Thursday July 9th, 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

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

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

APPROVAL OF MINUTES

Motion by Mrs. Brown, seconded by Mr. Drago, to approve the minutes of the last meeting of the Zoning Board of Appeals held on June 11th, 2026.

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

AREA VARIANCE

15 West Third Street

Mr. Dan Zabala, of 15 West Third Street, Lakewood, New York 14750 have submitted an application for the construction of an 8ft fence rather than the allowed height of 6ft at 15 West Third Street, Lakewood, NY 14750. The proposed plan indicates the following requests:

- Primary Use:
 - o A maximum height of 8ft rather than the allowed 6ft.

The listed request goes against Section #25-50, [Single-Family Residential (R1) District], of the Village of Lakewood Zoning Code.

Chairman Segrue asked if there was anyone present to explain the project.

Mr. Zabala explained that his property is adjacent to Kingsview Enterprises where there is a lot of noise and traffic that they see/hear daily. He stated they are looking to add a barrier that will help with the visual of what's happening there.

Mr. Segrue stated that he viewed the property today and it looks like there is a lot of vegetation and trees blocking that view already.

Mr. Zabala stated in the winter those trees are diminished, so there is not a sufficient barrier.

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Mr. Drago asked if there is a 6-foot fence already present and how long they have lived at this location.

Mr. Zabala stated there is and they have been there 20 years.

Mr. Drago asked if they have ever thought about growing an evergreen hedge there.

Mr. Zabala explained that they had tried that but everything they planted ended up dying.

Mr. Segrue asked if they plan to fence the entire width of the property.

Mr. Zabala said yes, about 64 feet.

Mr. Segrue asked the Board if there has ever been an eight-foot fence granted.

Mr. Drago stated he remembers turning many down. There is one between the Packard Estates and the home next door.

Mrs. Brown asked if any of these locations have a commercial property next door to them.

Mr. Segrue stated this is an extraordinary circumstance that the Board does need to consider and they have tried a 6-foot fence and it does not work.

Justin Lindell, Mr. Zabalas contractor from Exterior Rescue, reiterated the noise issues from when he has been at the Zabalas home. He stated that the additional two-foot portion of the fence will be 3 deck boards above with gaps and spaces between them.

Mr. Drago asked what kind of future issues are they opening up if they grant this.

Mrs. Brown stated this is a different situation with the commercial property right there.

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

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

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Motion by Mr. Drago, seconded by Mrs. Brown to approve the variance at 15 West Third Street for the addition of a two-foot topper to the permitted 6-foot fence. The addition is to be open to allow air movement. The fence will be 64 feet in length. The Zoning Board of Appeals recognizes that this is a very unique location with a commercial business involving heavy trucks, tractors, etc. that backs into a residential neighborhood. The project is required to follow all NYS Building Code and be completed within one year of receiving the permit.

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

AREA VARIANCE
203 East Fairmount Avenue

Mr. Ryan Kiely - Valvoline, of 1 Albright Court, Lackawanna, New York 14218 has submitted an application for the placement of a 15ft pylon sign, up to 5 signs, & exceeding total square footage at 203 East Fairmount Avenue, Lakewood, NY 14750. The proposed plan indicates the following requests:

- Primary Use:
 - o A maximum height of a pylon sign of 15ft rather than the permitted height of 9ft.
 - o A maximum number of 5 signs rather than the permitted 2.
 - o A total square footage allowed 50 sf or 20% of building face?

The listed requests go against Section #25-14, [Highway Business (B2) District], of the Village of Lakewood Zoning Code.

Chairman Segrue asked if there was anyone present to explain the project.

A representative from Valvoline and Ryan Kiely, representative from the sign company, were both present.

The representative from Valvoline stated they are asking for the placement of all the signs to make their business visible all the way around the building. There is a car wash attached to the building, so one of the signs will be for that. The car wash is separate, but under the same ownership of Valvoline.

Mr. Drago asked about the placement of the signs.

Mr. Kiely explained the placement of each sign on the building. One on the front, one on the back, one on the side, one for the car wash, and the pylon sign.

Mr. Segrue asked what the height of the neighboring Honda sign is.

No one knew the specifics, but the overall guess was around ten feet in height.

Mr. Kiely stated when drivers are coming uphill, the addition height they are requesting will make the business more visible.

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Mr. Segrue stated that the Village of Lakewood, especially recently with all the new businesses, has done a really good job with our signage. They are all tastefully done and short. The Village is trying to get away from big, tall pole signs and message board signs which is shown in this application. If they were to move forward with just the Valvoline logo, they would be able to stay within code.

Mrs. Brown stated having the signage on the side of the building is a good way to alert those passing by that they are there.

Mr. Drago stated they are thinking four signs are sufficient. The street sign, one on the front, the back and the side by Tractor Supply/Mike's Nursery. This would give visibility on all four sides.

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

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

Motion by Mr. Drago, seconded by Mrs. Brown to approve the amended variance requests for 203 East Fairmount Avenue, Valvoline Inc., as follows:

- Primary Use:
 - o A maximum of 4 signs for the location, total of all signage not to exceed 300 square feet. One sign being the pylon sign along the road which will not exceed nine feet in height. Three other signs to be placed on the building.

The Zoning Board of Appeals is acknowledging that there is a car wash address on the building, and this will not count as a sign, nor will any safety signs such as entrance, exits, do not enter, do not exit signs be included in the calculations. The project is required to follow all NYS Building Code and be completed within one year of receiving the permit.

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

REGULAR MEETING (Adjournment)

Motion by Mr. Drago, seconded by Mrs. Brown, and unanimously carried to adjourn the regular meeting of the Zoning Board of Appeals at 7:13pm.

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

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Shaunah Pilling, Secretary