

## VILLAGE OF WILSON

375 Lake Street  
P.O. Box 596  
Wilson, NY 14172-0596



Joe Holewinski  
Chairman  
Zoning Board of Appeals  
(716)751-6764  
[www.villageofwilson.org](http://www.villageofwilson.org)

### Village of Wilson Zoning Board Meeting June 3, 2025

**Present:** Joe Holewinski (Chairman), Jeremy Clement, Robert Morgan, Travis Evans (BI/CEO), Carey O'Connor (Clerk), Greg Martin (Mayor), and Ellen Hibbard (Trustee)

**Village Residents Present:** None

#### CALL TO ORDER

Chairman Joe Holewinski called the meeting to order at 7:00 pm and welcomed everyone for coming and we stood for the Pledge of Allegiance. Joe introduced the Zoning Board of Appeal members.

Chairman Holewinski stated that they were meeting to address a request for an area variance at 270 Seminary Street for the Village of Wilson, Martin Park.

#### VILLAGE OF WILSON, MARTIN PARK AREA VARIANCE APPLICATION

ZBA Board Member Jeremy Clement presented the request. The Village is looking for relief from the zoning law 170-14 H (3), yard requirements. The current lot is zoned R-50 and as per the code, there needs to be twenty (20) feet from the rear lot line. The Village is asking for a variance to allow for three (3) feet. The Village is receiving a donated restroom from the Austin Wilson Memorial Fund. Discussion ensued on the matter.

The ZBA reviewed the Short Environmental Assessment Form – Part 2 – Impact Assessment. All three board members agreed that the feel this request will have no, or small impact.

Chairman Joe Holewinski asked if anyone has any questions before they vote. Jeremy Clement asked if there would be access hours. CEO Travis Evans stated that the restroom would be a seasonal building and would be open all summer and closed for the winter. Jeremy asked who would be responsible for the maintenance. Travis stated that the Village DPW will maintain it like they maintain the Townline Pier and Federal Pier restrooms.

#### VOTE

Chairman Joe Holewinski asked for a motion to approve the area variance. ZBA member Jeremy Clement made a motion to grant the area variance. ZBA member Robert Morgan asked if there were plans for the proposed restroom. CEO Travis Evans showed him the plans. Bob had a concern on devaluing property values around the park. Discussion ensued. Robert Morgan stated that since the neighbors were notified and no one is present, he will vote yes to granting the area variance. All in favor, area variance request has been granted.

#### CLOSING

Chairman Joe Holewinski made a motion to adjourn the meeting at 7:54pm. Seconded by ZBA member Jeremy Clement. All in favor, meeting adjourned.

Respectfully Submitted,

*Carey L. O'Connor*

Carey L. O'Connor  
Zoning Board Clerk