

Village of Wilson

Zoning Board of Appeals Meeting Minutes

Date: September 23, 2025

Location: Village Hall

Call to Order

The meeting of the Village of Wilson Zoning Board of Appeals (ZBA) was called to order at 7:00pm by Chairman Joe Holowinski. The Pledge of Allegiance was recited.

Attendance

- Joe Holowinski, Chairman
- Jeremy Clement, Board Member
- Bob Morgan, Board Member
- Kyle Andrews, Village Attorney
- Travis Evans, Building Inspector
- Gregory Martin, Mayor
- Ellen Hibbard, Trustee/Crossing Guard
- Applicant: Kyle & Elizabeth Sharkey (Sharkey Automotive)

Purpose of Meeting

The purpose of the meeting was to review the special use permit renewal application for Sharkey Automotive, located at 418-420 Lake Street, to continue operating as an automotive repair, small equipment rental, and auto detailing business in a residential zoning district.

Background

- Sharkey Automotive was granted a one-year special use permit in July 2024.
- Property is zoned residential but operating under special use authorization.
- Zoning Code references: §170-42 (special use permits) and §170-44 (additional conditions for automotive repair garages).

Discussion

1. Hours of Operation

Current permitted hours: 7:00 AM – 6:00 PM, Monday–Saturday. The Board confirmed these hours remain appropriate. No changes were made.

2. Noise & Compliance

General discussion on lack of a formal noise ordinance; compliance will default to general nuisance and curfew provisions in Village Code.

3. Property Conditions & Unregistered Vehicles

Concerns were raised about unregistered vehicles and scrap metal on the premises. The Building Inspector noted previous litigation involving the prior owner regarding unregistered/unlicensed vehicles. The Board acknowledged Sharkey Automotive is a repair facility, and some unregistered vehicles are expected due to the nature of the business. To address compliance:

- Limit of 12 unregistered vehicles permitted at any time.
- Vehicles must be documented and identified as Sharkey Automotive customer vehicles (dashboard tags/record-keeping system required).
- Other tenants' vehicles or unrelated vehicles are not covered by this permit.

4. Zoning Concerns

Discussion on potential rezoning of the property from residential to commercial to better align with ongoing use. Attorney Andrews clarified rezoning is a separate process initiated by the Village Board or property owner and not part of the current permit renewal.

5. Scope of Operations

Permit scope expanded to explicitly include automotive repair, small equipment rental, and auto detailing. Business must remain in compliance with all local, state, and federal laws, including DEC regulations related to proximity of the creek on the property.

Motion

A motion was made by Joe and seconded by Jeremy to:

- Renew the special use permit for five (5) years for Sharkey Automotive at 418–420 Lake Street.
- Permit scope: automotive repair, small equipment rental, and auto detailing.
- Additional condition: up to 12 unregistered vehicles may be stored on site, with proper customer documentation.
- Hours of public operation remain 7:00 AM – 6:00 PM, Monday through Saturday.

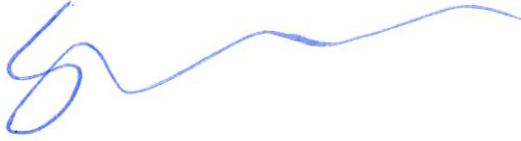
Vote:

- Holowinski – Aye
- Clement – Aye
- Morgan – Aye
- Motion carried unanimously.

Adjournment

A motion was made by Jeremy and seconded by Bob to adjourn the meeting. Motion carried.
Meeting adjourned at 7:49pm

Recorder of the Meeting:

A handwritten signature in blue ink, appearing to be 'G. Martin', with a long, wavy horizontal line extending to the right.

Gregory Martin, Mayor