

**TENTATIVE AGENDA**  
**Town of Vienna (TOV)**  
**Zoning Board of Appeals (ZBA)**  
**Special Meeting**  
**November 24, 2025**  
**TOV Town Hall 6:30 PM**

**Call to Order**

**Minutes Approval:**

ZBA Special Meeting October 20, 2025

**Correspondence:**

- Submitted 239m reviews for Var2025-05 to Oneida Co. Planning, DOT, and DEC on 10/22/2024 (30 Days is 11/21/2025).
- Received “No Recommendations” from Oneida Co. Planning on 10/26.
- Submitted notices to the media and town clerk for this meeting.
- Contacted Justin Hansen regarding Var2025-02.
- Received Training Certificate from Nate Juby.

**Public Hearings: None**

**Unfinished Business:**

**Var2025-02 Justin Hansen; 199.000-1-6.17; 8131 Dixon Rd;** Zone RR2; 0.2 acre. Request for a **use variance** based on the Codes Officer denial of a building permit for an Auto Repair business which is not an allowed use in zone RR2 (Zoning Law section 430B). ***This application is tabled until applicant contacts the secretary that he has prepared the necessary justifications for a Use variance.*** On 10/22/2025, Justin stated, “I’m still interested in pursuing the variance and preparing documented proof. I’m at a bit of a stand still at the moment, however, I’m still interested.”

**Var2025-05 Jake McCall; 217.017-1-53; 2050 NYS Route 49.** Request for a **use variance** to allow fabrication in the HR Zone. The applicant has a contract with the owner (1C31, LLC) contingent on obtaining a use variance. Received “no Recommendations” from Oneida C. Planning.

**New Business: None**

**Other:**

- Schedule 2026 ZBA Organizational Meeting
- 2026 Training Status
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