

**TENTATIVE AGENDA**  
**Town of Vienna**  
**Zoning Board of Appeals (ZBA)**  
**Special Meeting**  
**March 23, 2026**  
**TOV Town Hall 6:30 PM**

**Call to Order**

**Minutes Approval:**

ZBA Special Meeting January 22, 2026

**Correspondence:**

- Forwarded information received related to Var2026-01 (Taylor-Sak).
- Submitted 2026 Local Government Conference registrations.
- Submitted legal notice for Var2026-01 Public Hearing. Notified applicant of the cost for the public hearing legal notice.

**Public Hearing:**

**6:40 pm Var2026-01 Edith Taylor-Sak; 235.006-4-16/18.1; 1572 NYS Route 49.**

Applicant is requesting an interpretation of the Codes Officer issuance of a Certificate of Occupancy (CoO) related to Building Permit B2025-52. CoO was issued at the end of December. Owner of the property is Frederick Sadallah. 235.006-4-16 was merged into parcel 235.006-4-18.1

**Unfinished Business:**

**Var2025-02 Justin Hansen; 199.000-1-6.17; 8131 Dixon Rd;**

**Zone RR2; 0.2 acre.** Applicant is requesting 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 (by June 30, 2026).***

**Var2026-01 Edith Taylor-Sak; 235.006-4-16/18.1; 1572 NYS Route 49.** Applicant is requesting an interpretation of the Codes Officer issuance of a Certificate of Occupancy (CoO) related to Building Permit B2025-52. CoO was issued at the end of December. Owner of the property is Frederick Sadallah. 235.006-4-16 was merged into parcel 235.006-4-18.1.

**New Business: (Possible based on 3/19/26 Planning Board Meeting)**

**Interpretation of Section 575 for Mine Access.** Payne Construction; 3447 Oswego Rd; 201.000-1-15/-17; RR1. Depending on interpretation, may also request an area variance for the mine access road.

**Use Variance for Retail Sales and Service-Small in HR Zone.** The Farms of ADL; 2040 NYS Rte 49 (North Bay Fire Dept. is owner of the property); 217.000-1-77.2; HR.

**Other:**

- Registration confirmations for LGC Thursday, April 21 should be forthcoming.

TOWN OF VIENNA  
CODE OF CONDUCT

RESOLUTION #14 OF 2026

WHEREAS, In an effort to provide an atmosphere conducive to conducting the official business of the Town of Vienna, The Town Board of said Town has adopted the following resolution.

BE IT RESOLVED that the Town Board of the Town of Vienna adopts the following standards of conduct on any Town Property to comply with the TOV Handbook.

- A. All persons, either public official or private citizen, shall refrain from making inappropriate, offensive, insulting, or malicious remarks to anyone. Likewise, vocal, boisterous, or other disruptive demonstrations which will disrupt the orderly flow of Town business or Town meetings will not be allowed. Any person engaging in this type of behavior shall be ruled out of order and shall be escorted from the building.
- B. Elected Officials, Appointed Officials, and Employees shall be expected to treat each other and the public with respect.
- C. Any person who observes or overhears any violation of this order will contact the most senior town official in attendance of this violation. Said senior town official will deliver a copy of this resolution to the violator and request that the violator refrain from such conduct. If the violator continues the use of said language in addition to any other sanction prescribed under the New York State Penal Law, he (she) will be ordered to immediately vacate the property.

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Date: January 7, 2026