

**TENTATIVE AGENDA**  
**Town of Vienna**  
**Zoning Board of Appeals (ZBA)**  
**Special Meeting**  
**April 29, 2026**  
**TOV Town Hall 6:30 PM**

**Call to Order**

**Minutes Approval:**

ZBA Special Meeting March 23, 2026

**Correspondence:**

- Prepared and distributed a decision document for Var2026-03 Payne Mining.
- Forwarded information received related to Var2026-01 (Taylor-Sak).
- Submitted legal notice for Var2026-02 Public Hearing.
- Received a new interpretation application Var2026-04

**Public Hearing:**

**6:40 pm Var2026-02 The Farms of ADL (Brian Kirsch); 2040 NYS Rte 49; 217.000-1-77.2; HR.** Applicant is requesting a Use Variance for Retail Sales and Service-Small in HR Zone. North Bay Fire Dept. is owner of the property.

**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. Public Hearing was held 3/23/2026. ZBA must take action by 5/24/2026.

**Var2026-02 The Farms of ADL (Brian Kirsch); 2040 NYS Rte 49 (North Bay Fire Dept. is owner of the property); 217.000-1-77.2; HR.** Applicant is requesting a Use Variance for Retail Sales and Service-Small in HR Zone.

**New Business:**

**Var2026-04 John Zakris; 7592 Vienna Rd; 218.000-1-94; Zone WR.** Applicant is requesting an interpretation to be allowed to park five (5) campers on the property (without a special use permit). ZL Section 1820 (A/B/C/D).

**Other:**

- Certificates for Local Government Conference should be submitted to the secretary.

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