

Minutes
Warrensburg Zoning Board of Appeals
September 9, 2025

Board Members Present: Theresa Coughlin, Matt Oliver, Mark Morey, Bill Oehler, Logan McKinney

Others Present: Gary Baker, E.J. Harrington, Patti Corlew

Meeting Commenced at 7:00 p.m.

Mr. Morey announced quorum, and the board proceeded to deem minutes of September 12, 2024 as approved by consensus of the Board.

The Board then went on to the matter of an Area Variance application by G. Baker Construction for property located at 10-12 Warner Drive owned by E.J. & Christy Harrington. Mrs. Corlew explained that the applicant is requesting a variance to construct an addition 27' from the front property line where the required minimum setback is 35'.

The public hearing was opened. The fact was brought up that there is a wide right-of-way owned by the State and it includes Warner Drive. The 27' is from that point.

Mr. Morey closed the public hearing.

Mr. Morey went through the area variance application with the Board and read off the applicant's answers and had brief discussions.

Mr. Morey made motions and the Board voted on the application.

RESOLUTION #2025-1

Motion by: Mark Morey

Second by: Theresa Coughlin

RESOLVED, to deem application ZBA #2025-1 by Gary Baker, for an area variance, located at 10-12 Warner Drive (owned by E.J. &

Cnristy Harrington) as a Type II listed action under SEQRA; therefore, no additional review is required.

DULY ADOPTED ON THIS 9TH DAY OF SEPTEMBER, 2025 BY THE FOLLOWING VOTE:

Ayes: Theresa Coughlin, Matt Oliver, Mark Morey, Bill Oehler,
Logan McKinney
Nays: None

RESOLUTION #2025-2

Motion by: Mark Morey
Second by: Matt Oliver

RESOLVED, to approve application ZBA #2025-1 by Gary Baker, for an area variance, located at 10-12 Warner Drive (owned by E.J. & Cnristy Harrington) to allow construction of an addition 27' from the front property line.

DULY ADOPTED ON THIS 9TH DAY OF SEPTEMBER, 2025 BY THE FOLLOWING VOTE:

Ayes: Theresa Coughlin, Matt Oliver, Mark Morey, Bill Oehler,
Logan McKinney
Nays: None

The Board went on to the matter of Organization of the Board.

The Board discussed the fact that a couple members have a conflict with meeting on Thursday nights. A discussion was had and the board decided to meet on the 2nd Thursday of each month.

RESOLUTION #2025-3

Motion by: Mark Morey
Second by: Logan McKinney

RESOLVED, to hold Zoning Board meetings on the 2nd Tuesday day of each month at 7 p.m.

DULY ADOPTED ON THIS 9TH DAY OF SEPTEMBER, 2025 BY THE FOLLOWING VOTE:

Ayes: Theresa Coughlin, Matt Oliver, Mark Morey, Bill Oehler,
Logan McKinney
Nays: None

The Board proceeded to vote on Chairperson, Vice Chairperson and Secretary positions.

RESOLUTION #2025-4

Motion by: Theresa Coughlin
Second by: Bill Oehler

RESOLVED, to appoint Mark Morey as Chairperson of the Zoning Board of Appeals.

DULY ADOPTED ON THIS 9TH DAY OF SEPTEMBER, 2025 BY THE FOLLOWING VOTE:

Ayes: Theresa Coughlin, Matt Oliver, Bill Oehler, Logan McKinney
Nays: None
Abstention: Mark Morey

RESOLUTION #2025-5

Motion by: Mark Morey
Second by: Matt Oliver

RESOLVED, to appoint Theresa Coughlin as Vice Chairperson of the Zoning Board of Appeals.

DULY ADOPTED ON THIS 9TH DAY OF SEPTEMBER, 2025 BY THE FOLLOWING VOTE:

Ayes: Mark Morey, Matt Oliver, Bill Oehler, Logan McKinney
Nays: None
Abstention: Theresa Coughlin

RESOLUTION #2025-6

Motion by: Mark Morey
Second by: Theresa Coughlin

RESOLVED, to appoint Matt Oliver as Secretary of the Zoning Board of Appeals.

DULY ADOPTED ON THIS 9TH DAY OF SEPTEMBER, 2025 BY THE FOLLOWING VOTE:

Ayes: Theresa Coughlin, Mark Morey, Bill Oehler, Logan McKinney
Nays: None
Abstention: Matt Oliver

A motion was made by Mark Morey, seconded by Matt Oliver and carried to adjourn the Zoning Board meeting at 7:17 p.m.

Respectfully submitted,

Patti Corlew
Recording Secretary

Zb09092025

RESOLUTION #2025-1

Motion by: Mark Morey

Second by: Theresa Coughlin

RESOLVED, to deem application ZBA #2025-1 by Gary Baker, for an area variance, located at 10-12 Warner Drive (owned by E.J. & Christy Harrington) as a Type II listed action under SEQRA; therefore, no additional review is required.

DULY ADOPTED ON THIS 9TH DAY OF SEPTEMBER, 2025 BY THE FOLLOWING VOTE:

Ayes: Theresa Coughlin, Matt Oliver, Mark Morey, Bill Oehler,
Logan McKinney

Nays: None

RESOLUTION #2025-2

Motion by: Mark Morey

Second by: Matt Oliver

RESOLVED, to approve application ZBA #2025-1 by Gary Baker, for an area variance, located at 10-12 Warner Drive (owned by E.J. & Christy Harrington) to allow construction of an addition 27' from the front property line.

DULY ADOPTED ON THIS 9TH DAY OF SEPTEMBER, 2025 BY THE FOLLOWING VOTE:

Ayes: Theresa Coughlin, Matt Oliver, Mark Morey, Bill Oehler,
Logan McKinney

Nays: None

RESOLUTION #2025-3

Motion by: Mark Morey

Second by: Logan McKinney

RESOLVED, to hold Zoning Board meetings on the 2nd Tuesday day of each month at 7 p.m.

DULY ADOPTED ON THIS 9TH DAY OF SEPTEMBER, 2025 BY THE FOLLOWING VOTE:

Ayes: Theresa Coughlin, Matt Oliver, Mark Morey, Bill Oehler,
Logan McKinney
Nays: None

RESOLUTION #2025-4

Motion by: Theresa Coughlin
Second by: Bill Oehler

RESOLVED, to appoint Mark Morey as Chairperson of the Zoning Board of Appeals.

DULY ADOPTED ON THIS 9TH DAY OF SEPTEMBER, 2025 BY THE FOLLOWING VOTE:

Ayes: Theresa Coughlin, Matt Oliver, Bill Oehler, Logan McKinney
Nays: None
Abstention: Mark Morey

RESOLUTION #2025-5

Motion by: Mark Morey
Second by: Matt Oliver

RESOLVED, to appoint Theresa Coughlin as Vice Chairperson of the Zoning Board of Appeals.

DULY ADOPTED ON THIS 9TH DAY OF SEPTEMBER, 2025 BY THE FOLLOWING VOTE:

Ayes: Mark Morey, Matt Oliver, Bill Oehler, Logan McKinney
Nays: None
Abstention: Theresa Coughlin

RESOLUTION #2025-6

Motion by: Mark Morey

Second by: Theresa Coughlin

RESOLVED, to appoint Matt Oliver as Secretary of the Zoning Board of Appeals.

DULY ADOPTED ON THIS 9TH DAY OF SEPTEMBER, 2025 BY THE FOLLOWING VOTE:

Ayes: Theresa Coughlin, Mark Morey, Bill Oehler, Logan McKinney

Nays: None

Abstention: Matt Oliver