

Town of Northumberland Zoning Board of Appeals
Wednesday,
August 6, 2025 7:00 pm
Subject to Correction by Zoning Board
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Zoning Board Members Present: Maureen Leerkes, Anne Haag, Christopher McMahon and Sarah Mojzer,
Vice Chairperson

Zoning Board Members Absent: Paul Becker, Carl Harrison and Chairman Mark Boyce

Town Employees Present: Michael Terry, Code Enforcement and Tia
Kilburn, Zoning Board Clerk

Quorum Established

Vice Chair Sarah Mojzer called the meeting to order at 7:00 PM
All in attendance stood and recited the Pledge of Allegiance.

Vice Chair Mojzer announced the first item on the agenda **Application #: 0002-25, Use Variance, Home Occupation Waxing Studio, 125 Taylor Rd** in a R-1 zone, **Nicole Keys**, the applicant, explained: the application is for a waxing studio, she has talked to all her neighbors, and they are all fine with the idea. She stated she has her cosmetology license and waxing license which cosmetology covers. She said she is only interested in waxing, she use to work at European Wax Center, and they moved here, there use to be a salon, it is all set up, it has a private bathroom and entrance, it doesn't affect anything environmental wise, and their house is separate. The appointment time is about an hour depending on what is getting waxed. She stated she has two kids, so she is not trying to slam people in and out of there, just something to keep her a little busy.

Ms. Haag asked about the driveway / parking, Ms. Keys stated they have a driveway, and it is only her and her husbands cars there, so there is room for the guest to park. Ms. Haag reiterated there will not be parking on the road, Ms. Keys replied no. Ms. Leerkes stated she noticed pulling out of the driveway there was a curve in the road not too far away, she asked if that would be a problem with someone that is not familiar with the road? Ms. Keys said that is one of the issues, she said her husband is taking some of the trees down and clearing the brush for a better view. She added they have a horseshoe driveway, and they enter one way and exit the other further away from the curve in the road. Ms. Keys added in the winter it wasn't bad because the leaves were off the trees, and they didn't have much snow; it was in the spring when everything got pretty dense.

Ms. Leerkes asked if there was only one customer at a time, Ms. Keys replied yes, Ms. Leerkes asked if there was a chance appointment would overlap, Ms. Keys said no, she spaces them out so she can rotate the room, and people are gone before the next so they are not face to face with each other.

Mr. McMahon asked if she would be putting up signs for the one way driveway, Ms. Keys said she is looking into something, not signs because they are ugly and she did not know what was allowed, she is not sure what she will do. She said she has thought about putting in a flyer / memo at the time appointments are made to tell people to pull into the 2nd driveway and exit the other, and there is a spot where they can turn around and not exit that way. Discussion ensued on keeping it one way through the driveway.

Ms. Leerkes reiterated she spoke with the neighbors, Ms. Keys stated yes, there are only 3, one across the road, one next to them and another whose property goes behind them.

Vice Chair Mojzer stated it looks like the application is complete, she asked Mr. Terry, Code Enforcement, if he has looked at this, Mr. Terry stated yes, he has gone down there and it is all good, she has a generator so there is

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no need for emergency lighting, there is a separate entrance and everything else is already there from the salon. Vice Chair Mojzer reiterated there was a salon there before that existed and it was not necessarily approved through zoning because it was existing, Mr. Terry agreed.

Vice Chair Mojzer asked if there were a motion.

Ms. Leerkes made a motion to accept the application and schedule a public hearing for the next meeting, September 3, 2025

Mr. McMahon 2nd the motion,

All in attendance unanimously agreed.

Vice Chair Mojzer explained notices go out to the neighbors so they have an opportunity to come in and speak for or against the application, and then the Board will talk to her after the public hearing. Ms. Leerkes added at the public hearing she will do the same thing, stand and explain to the public if there is any in attendance the application like she did tonight, Ms. Leerkes said she can answer questions if there are any and it is not really formal or a big deal. Ms. Keys thanked the Board.

Vice Chair Mojzer asked if there were any meeting minutes to approve, the Clerk replied yes, from February so if they didn't remember them they could wait to approve, because they were already posted on the website. The Clerk also asked if they wanted to hold off on the Chair and Vice Chair recommendations to the Town Board until more members are present, Ms. Leerkes asked when they have to be recommended, the Clerk replied January or the beginning of the year. Vice Chair Mojzer stated she is happy to sit in the Vice Chair position and wait for more members to be present. The Board agreed.

Mr. McMahon made a motion to accept the February meeting minutes,

Ms. Leerkes 2nd the motion,

All in attendance unanimously agreed.

Vice Chair Mojzer stated the next meeting will be September 3rd with the Public Hearing first she asked if there was any additional business for the Board,

Ms. Haag stated she would like to take a moment to honor and recognize Rebecca Hodgson, a previous member of this Board who passed away in April, she stated she was stunned at the news, adding she had no idea what was going on, she said Becky was a wonderful long-term member of this Board. She said George (Becky's husband) would appreciate them taking a moment to remember Becky. Vice Chair Mojzer said she was not aware of it either and asked Ms. Haag to tell them more about Becky, Ms. Haag stated Becky in her memory was bright and kind, fair, professional she was George Hodgson's wife, two wonderful kids, a gramma and through her brief conversation with the Town Clerk, Denise Murphy and her obituary in the paper she was a resident of Fort Hudson Nursing Facility, Alzheimer's Division for 13 years. She was a very respected member of this Board. Vice Chair, Mojzer, thanked Ms. Haag for sharing and asked to have the minutes reflect they have remembered Becky and they are thankful for her service.

Ms. Leerkes made a motion to adjourn the meeting at 7:12 pm,

Ms. Haag 2nd the motion,

All in attendance unanimously agreed.

Respectfully submitted,

Tia Kilburn, Zoning Board Clerk