

**ZONING BOARD OF APPEALS –REGULARLY SCHEDULED MEETING
MONDAY, NOVEMBER 3, 2025, 7:30 P.M.
ZOOM MEETING PLATFORM (DRAFT)**

Present: Jacqueline Isaacson, Chair; Alan Budkofsky, Seth Pitts, Mark D. Mitchell, Shirley Williams

Absent: Thomas Moore, Pansy Archer, Harvey Frydman

Also Present: Mr. Alex Samalot, Zoning Enforcement Officer; and Ms. Rebecca Jones, Recording Secretary.

I. Call to Order

Chair Isaacson called the meeting to order at 7:30pm.

II. Roll Call

A quorum was established with five regular members present.

**III. Approval of Minutes
a. September 8, 2025**

These will be approved at the next meeting due to a minor grammatical error. A revised draft will be circulated to the commissioners for review.

IV. Public Hearings

- a. 92 Granby Street—Applicant: Oguz Kuruca Owner: 86 Granby Street LLC, Principal Hasan Kuruca, for a Variance of the Zoning Regulations Section 8.1.C.1 Nonconforming Uses of Land and Section 4.3.B (Lot Area Bulk Requirements of the I-1 District, front yard setback) to expand the legal preexisting nonconforming gasoline service station use and construct a fuel island canopy within the required front yard setback.- TO BE TABLED

Mr. James DiMeo was present for discussion. The commissioners reviewed the legal notice. Mr. DiMeo asked if the applicant could receive preliminary comments from the commissioners. It was confirmed that this is considered incomplete and will be heard at the next meeting.

V. Old Business
None.

VI. New Business

- a. Approval of the 2026 Meeting Schedule: January 5, February 2, March 2, April 6, May 4, June 1, July 6, August 3, September 14, October 5, November 9, and December 7.

Chair Isaacson asked to change the date of the March 2nd meeting to March 9th as it conflicts with Purim.

Motion to adopt the 2026 Meeting Schedule as amended made by Commissioner Budkofsky; seconded by Commissioner Williams and approved unanimously by a 5-0-0 vote.

Chair Isaacson thanked Commissioner Mitchell for his years of service on this commission.

VII. Adjournment

It was moved by Commissioner Budkofsky, seconded by Commissioner Mitchell and voted unanimously to adjourn the meeting at 7:53 p.m.

DRAFT