

1. 7:30 P.M. Zoning Board Of Appeals Regular Meeting Materials

Documents:

[ZBA-JANUARY 15, 2026-AGENDA.PDF](#)

Christopher Hanzlik, Chairman
Mark ten Eicken, Vice Chairman
Billy Gaddam



Rachel C. John
Alexis Perrotta
Sheridan Taylor
Wilmer P. Villa

**City of Peekskill
ZONING BOARD OF APPEALS
840 Main Street
Peekskill, New York 10566
914-734-4211**

PLEASE BE ADVISED that there will be a Meeting of the ZONING BOARD OF APPEALS on Thursday, January 15, 2026, at 7:30 P.M. in the Council Chambers at City Hall, 840 Main Street, Peekskill, New York 10566.

AGENDA

I. PUBLIC HEARING AND REGULAR MEETING

1) APPL: Christopher Warn Z26-001
1641 Jeaga Drive
Jupiter, FL 33458

Owner: Same

RE: **Public Hearing and Regular Meeting of the Zoning Board of Appeals** pursuant to NYS General City Law Section 81-a(5)(b) and Section 575-55B of the City of Peekskill Zoning Ordinance regarding an **Appeal** of the Code Enforcement Officer's determination, pursuant to Section 575-35, that the uses on the property are not permitted on lots in the Zoning District where the property is located, and an **Interpretation of Section 575-44 regarding Nonconforming buildings and uses**, to determine whether the use of the property for inside and outside storage constitutes a legal, pre-existing nonconforming use. The property is located in the C-4, Neighborhood Commercial District.

Location: **711 North Division Street**

Section-Block-Lot: 23.70-6-15 (Peekskill Tax Map)

Zoning District: C-4, Neighborhood Commercial District

II. ELECTION OF OFFICERS

- Chairperson
- Vice Chairperson

III. MINUTES OF PREVIOUS MEETING

- September 18, 2025

for *Cecille Bennett*
Carol J. Samol, AICP
Director of Planning