

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

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