TOWN OF SALINA
ZONING BOARD OF APPEALS

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING. The Zoning Board of Appeals of the Town of Salina will hold a public hearing at 6:30 PM at the Town Hall, 201 School Road, Liverpool, NY to consider:

November 2, 2026

PRE-AGENDA MEETING

Pre-Agenda Meeting at 6:00 PM in the Small Meeting Room

APPROVAL OF MINUTES

Approve the minutes from the October 19, 2026 Zoning Board of Appeals Meeting

NEW BUSINESS - Area Variance

Case # ZB-26-45 Christopher Stastny 703 Old Liverpool Rd 089.-01-04.1 C-2, OL-1 WARD 2

Applicant is seeking relief from Town Zoning Ordinance(s) 235-20 C. (3) & 235-31 B. (14) to operate an auto repair facility in an existing location with a driveway that is less than 25 feet from the side and rear lot lines and has 55 parking spaces.

NEW BUSINESS - Site Plan

Case # SITE-26-16 Christopher Stastny 703 Old Liverpool Rd 089.-01-04.1 C-2, OL-1 WARD 2

Applicant is seeking a special permit and site plan review for an automotive repair facility.

NEW BUSINESS - Area Variance

Case # ZB-26-46 James Ballantyne 110 Luther Ave 085.-12-06.1 Zone I-1 Ward-4

Applicant is seeking relief from Town Zoning Ordinance(s) 235-19 D. (1); (3); (4); (5); (6) to remove a portion of the existing building to create a loading dock within the same footprint and make a portion of the building legal with regard to setbacks, lot area, and lot coverage.

OLD BUSINESS - Site Plan

Case # SITE-26-20 James Ballantyne 110 Luther Ave 085.-12-06.1 Zone I-1 Ward-4

Applicant is seeking site plan review for a new loading dock.

NEW BUSINESS - Area Variance

Case # ZB-26-48 Tina Scaia 110 Plymouth Ave 062.-14-15.0 Zone R-1A Ward-3

Applicant is seeking relief from Town Zoning Ordinance(s) 235-33 A. (3) to install a second shed on the premises.

OLD BUSINESS - Site Plan

Case # SITE-26-15 Gregory Sgromo 6701 Buckley Rd 074.-03-01.0 Zone RROD Ward-4

Applicant is seeking site plan review for a hotel to apartment conversion project.

The applications are open for inspection at the Department of Planning and Development at 201 School Road, Liverpool, New York. Persons wishing to appear at the hearing may do so in person or by attorney or other representation. Please take further notice that the said Board in conjunction with said public hearings will review the environmental significance of the proposed variances.

Pete Mitchell
Director Planning & Development