Village of Baldwinsville Zoning Board of Appeals
Monday February 10, 2025
Approved

PRESENT:
James Zuccolotto - Chairperson
Margaret (Peg) Halleron
Kevin Baker
Mathew Fox
Rocco Nalli
James S. Cerankowski
Bob Baldwin, Village Attorney
Michelle Hamilton, Planning Board Secretary

Motion made to approve Zoning Board of Appeals Meeting Minutes of December 9, 2024, by Kevin Baker and seconded by Margaret Halleron. Motion carried. Unanimously approved.

Old Business:

- This meeting focused on roles, responsibilities, and regulatory issues. Key topics include the board's quasi-judicial role, coordination between boards, and the complexities of food truck regulations in the village. The meeting also addressed the role of a School Resource Officer and the need for streamlined communication between planning and village boards. Challenges in enforcing food truck regulations and community feedback were highlighted, with suggestions for simplifying the permit process and shifting some responsibilities to host businesses.

- James Cerankowski was introduced as the new ZBA alternate. There was discussion about the function and responsibilities of the board members. James stated he is School Resource Officer and stated how important it is to build relationships with students and ensuring school safety.

- The board functions in a quasi-judicial capacity, handling variances and interpreting statutes when necessary.

- There needs to coordination between boards. - There was a suggestion to have a trustee coordinate between the planning board and village board and zoning board to streamline communication. The meeting addressed pending actions, including writing a letter to the mayor and coordinating board activities.

- **Food Truck Regulations and permit process in the village:** Discussion on the need for clear food truck regulations, as current laws are complex and not well understood.
- Discussion on whether food trucks should require permits to operate in the village, considering the complexity and pushback from food truck operators**.**
- Food trucks can only operate on private property unless they have a special use permit or are part of a village-authorize event.
- The village board can authorize food trucks for special events or public festivals, allowing them to operate on public property.

- Food trucks must have proper insurance and health permits, and the responsibility may lie with the event host to ensure compliance.
- Businesses hosting food trucks should notify the village to ensure proper oversight and compliance with regulations.
- Enforcement of food truck regulations is challenging, and the police or code enforcement may need to be involved.
- There is significant feedback from the community and food truck operators about the complexity of the permit process.
- Consideration of annual or seasonal permits to simplify the process for food truck operators.
- Shifting some responsibility to the host business to ensure food trucks meet all necessary requirements.
- Exceptions for ice cream trucks and food trucks operating as part of a business's normal operations on their property.
- Discussion on the need for regulations and permits for food trucks, focusing on invited versus uninvited trucks and the responsibilities of hosts.
- Consideration of whether food trucks need official permits from the village, including insurance and health department approvals.
- Differentiation between food truck operations on public and private property, with specific rules for each.
- Discussion on insurance requirements for events involving food trucks, particularly on public property.
- Emphasis on the responsibility of event hosts to manage and notify the village about food trucks at their events.
- Consideration of setting limits on the hour's food trucks can operate, especially in residential areas.
- Discussion on how to enforce food truck regulations and who should be responsible for policing unauthorized trucks.
- Mention of community feedback and complaints as a driving force for discussing food truck regulations.
- Clarification of the roles of village employees and departments in managing food truck operations and events.
- Discussion on the use of village property for events with food trucks and the associated requirements.
- Regulation and compliance for the use of public and private property in village-sponsored events and legal implications.
- The invitee is responsible for ensuring that trucks are compliant when using public property, shifting responsibility from the village to the invitee.
- The discussion includes scenarios where public property is used for events, such as food trucks at auctions or festivals, and how these should be regulated.
- Events sponsored by the village, like festivals, allow for the use of public property, and the regulations surrounding this need to be clarified.
- The distinction between using private and public property for events and the different regulations that apply to each scenario.
- The lecture discusses whether certain disputes, like those between businesses, fall under municipal responsibility.
- The need for permits when using public property for events, and the complications that arise when these are not obtained.

- **National Grid easement access**
  National grid requires unimpeded access to power lines, and any permissions granted are subject to municipal approval.
  Individuals with outstanding court violations cannot receive municipal approval, affecting their ability to use public property.
  Ongoing legal negotiations are discussed, including the need for compliance with municipal codes and resolving disputes. The process of obtaining variances and the implications of rezoning for residential use are discussed.

New Business: none

Meeting adjourned.

Respectfully submitted,

Michelle Hamilton
Michelle Hamilton
Zoning Board of Appeals, Board Secretary