



Town of South Bristol
6500 West Gannett Hill Road
Naples, NY 14512-9216
585.374.6341

Zoning Board of Appeals Meeting Agenda

Wednesday, June 24, 2026

7:00 pm

Meeting in-person or by joining [Zoom Link](#)
Meeting ID 869 7965 0461, Passcode 407977

Call to Order

Pledge of Allegiance

Minutes

Approval of March 26, 2025, April 23, 2025, as corrected, May 28, 2025, June 25, 2025, Zoning Board of Appeals meeting minutes.

Rules of Order

New Business

Application for Appeal 2026-0005

Scheduling a Date and Time for Appeal Hearing

Applicant: Mark Boylan, 6164 Bopple Hill Rd

Tax Maps: 178.00-1-29.110; 178.14.-1-16.000

Representative: Melissa M. Valle, Harter, Secrest & Emery LLP

Owners: Clark H. Kreuter, Verner C. Kreuter IV

Property: 5884 Seneca Point Rd

Tax Map: 178.14-1-15.000

Zoned: LR (Lake Residential)

Other

Motion to Adjourn

Town of South Bristol Zoning Board of Appeals Meeting Minutes Wednesday, June 24, 2026

Present Elizabeth Caprini
Carol Dulski
Jason Fox
Jonathan Heiderich
Barbara Howard (Zoom)
Richard Riedman

Absent Martin Gordon

Guests In-Person: Melissa Valle, Mark Boylan
Zoom: David Bowen, Boylan family member(s), Kreuter family member(s)

Call to Order

Due to Zoom technical difficulties with sound Elizabeth Caprini was unanimously appointed by Board to be co-chair.

The meeting of the Town of South Bristol Zoning Board of Appeals was called to order at 7:06 pm followed by the Pledge of Allegiance.

Board roll call was taken with all members present except for Martin Gordon.

Meeting Minutes

Elizabeth Caprini made a motion to approve March 26, 2025, meeting minutes as written. Carol Dulski seconded the motion. The motion was unanimously adopted by all board members present.

Carol Dulski made a motion to approve April 23, 2025, meeting minutes as corrected. Elizabeth Caprini seconded the motion. The motion was unanimously adopted by all board members present.

Elizabeth Caprini made a motion to approve May 28, 2025, meeting minutes as corrected. Jason Fox seconded the motion. The motion was unanimously adopted by all board members present.

Carol Dulski made a motion to approve June 25, 2025, meeting minutes as corrected. Elizabeth Caprini seconded the motion. The motion was unanimously adopted by all board members present.

Legal Notice of Public Hearing

Please take notice that the Town of South Bristol Zoning Board of Appeals will hold a public hearing. Board items to be addressed are approval of meeting minutes and scheduling a date and time for a hearing on the following application:

Application for Appeal 2026-0005 Scheduling a Date and Time for Appeal Hearing

Applicant: Mark Boylan, 6164 Bopple Hill Rd

Tax Maps: 178.00-1-29.110; 178.14.-1-16.000

Representative: Melissa M. Valle, Harter, Secrest & Emery LLP

Owners: Clark H. Kreuter, Verner C. Kreuter IV
Property: 5884 Seneca Point Rd
Tax Map: 178.14-1-15.000
Zoned: LR (Lake Residential)

Said hearing will take place on the 24th day of June 2026 beginning at 7:00 pm at the South Bristol Town Hall, 6500 West Gannett Hill Road, Naples, NY 14512.

New Business

Application for Appeal 2026-0005

Scheduling a Date and Time for Appeal Hearing

Applicant: Mark Boylan, 6164 Bopple Hill Rd
Tax Maps: 178.00-1-29.110; 178.14.-1-16.000
Representative: Melissa M. Valle, Harter, Secrest & Emery LLP

Owners: Clark H. Kreuter, Verner C. Kreuter IV
Property: 5884 Seneca Point Rd
Tax Map: 178.14-1-15.000
Zoned: LR (Lake Residential)

Elizabeth Caprini made a motion to set the hearing for Wednesday, July 22 at 6:00 pm. Jason Fox seconded the motion. The motion was unanimously adopted by all board members present.

Other

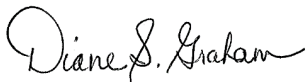
There was a Board discussion about changing the times of future board meetings from 7:00 pm to either 6:00 pm or 6:30 pm. Elizabeth made a motion to change the start of meetings to 6:30 pm after the July meeting. Jason Fox seconded the motion. The motion was unanimously adopted by all board members present.

Introduced and welcomed new board members Richard Riedman, Alternate 1 and Jonathan Heiderich, Alternate 2.

Motion to Adjourn

Having no further business, Elizabeth Caprini made a motion to adjourn the meeting. Jason Fox seconded the motion. The motion was unanimously adopted, and the meeting was adjourned at 7:13 pm.

Respectfully submitted,



Diane Scholtz Graham
Board Assistant