



**VILLAGE OF SUFFERN  
ZONING BOARD OF APPEALS MINUTES  
FEBRUARY 29, 2024**

Attendance: Barry Tesseyman, Chairman  
Cary Adwar, Member  
Bruce Simon, Member  
Lisa Wilson, Member  
Andrew Zavoski, Member  
Robert Magrino, Assistant Village Attorney  
Melissa B. Reimer, Village Clerk

**CALL TO ORDER**

ZBA Board Member Bruce Simon called the meeting to order at 7:05 P.M., led everyone in the Pledge of Allegiance.

Chairman Tesseyman came in at 7:07 P.M.

**MOTION** – Adopt the decision of **IV2 Rockland Logistics Center LLC – Z2024-01**, moved by ZBA Member Adwar, seconded by ZBA Member Wilson, with all in favor. Signed by Chairman Tesseyman.

**Wayne Project, LLC - 156-160 Wayne Avenue – Z2023-05  
Adjourn Matter**

Mr. Rob Magrino explained to the Board that the applicant asked for a Board interpretation and now the applicant sent a letter on February 27, 2024, asking for an adjournment.

**MOTION** – To adjourn the matter to the next meeting, March 28, 2024, at 7:00 p.m., for Z2023-05 156-160 Wayne Avenue, moved by ZBA Member Wilson, seconded by ZBA Member Zavoski, with all in favor, except Board Member Simon abstained.

**71 Lafayette LLC – 71-73 Lafayette Avenue – Z2024-02  
Demolish ATM Building and Replace Parking Lot**

Due to the fact that the applicant was not present for the meeting, the Board adjourned the matter for the next meeting.

**MOTION** – Adjournment granted until March 28, 2024, at 7:00 p.m., for Z2023-05 156-160 Wayne Avenue, moved by ZBA Member Simon, seconded by ZBA Member Adwar, with all in favor.

**MOTION TO APPROVE MINUTES FROM JANUARY 18, 2024, ZONING BOARD OF APPEALS MEETING.**

**MOTION** - to approve the Zoning Board of Appeals minutes of January 18, 2024, was moved by ZBA Member Simon, seconded by ZBA Member Wilson, with all in favor.

ZBA Member Simon could not be available on March 21, 2024.

**MOTION** - to set the next Zoning Board Meeting for March 28, 2024, at 7:00 P.M. and to close the meeting was moved by ZBA Member Adwar, seconded by ZBA Member Wilson, with all in favor.

Respectfully,

Melissa B. Reimer, CPA  
Village Clerk