

Village of Wampsville Zoning and Planning Board

October 21, 2025

In Attendance

Board Members: Justin Szcatter, Kyle Ortlieb, Bill Colvin, Jim Rafte, Kathy Anania

Also in Attendance: Mayor Jerry Seymour, Debbi Waxenfeld, Dawn Collins, Douglas Bailey, Ellen Bowe, Carol Colvin, Marcia Rafte, Tim and Cindy King.

Call to Order

Justin Szcatter called the meeting to order at 6:30 pm. The Pledge of Allegiance was recited.

Minutes

Kyle Ortlieb made a motion to approve the minutes dated August 19, 2025; Kathy Anania seconded the motion. All in favor – motion carried.

Kyle Ortlieb made a motion to open the public meeting to discuss the proposed Special Use permit on property owned by Michael Masacchio. Mr. Masacchio would like a special use permit to open a restaurant in a zoned residential/commercial area on property located 100 South Court Street in the Village of Wampsville. Tax Map No. 37.17-1-68 & 69. Bill Colvin seconded the motion. All in favor.

Public Meeting

The business owner was not in attendance as he had already provided the board with updated site plans and public questions had previously been asked. In summary, the back building has been demolished, and they would like to put an addition on the front building. The building will be used for a pizzeria as predominantly a take-out business. There will be four tables inside. A new septic system will be installed. They will also be combining the two tax parcels into one. Comments that were made included if there were updates made to the curb going out of the driveway and about the direction of traffic flow.

A motion was made by Jim Rafte to close the public meeting, and Kyle Ortlieb seconded it at 6:44. All were in favor.

A vote was made to approve or deny the Special Use application. The vote was 5 yes (Justin Szcatter, Kyle Ortlieb, Jim Rafte, Bill Colvin and Kathy Anania) The special use permit was unanimously approved.

Old Business:

The Codes Report was shared with the board.

New Business:

Four hours of training is required by the end of the year. Current totals were presented to the members. There will be one hour of training at the next board meeting.

Adjournment

Motion to adjourn the meeting at 6:56 p.m. was made by Bill Colvin and Jim Rafte seconded. All in favor – motion carried. **Upcoming meeting: November 18th**