



**Board of Zoning Appeals Public Hearing
February 16, 2010**

Due to Chairman Carl Chudzinski's absence, the Public Hearing was called to order at 6:15 P.M. by Al Pipa.

Present: Terry Piatt, Kieran O'Rourke, Ed Steele, Al Pipa, and Zoning Inspector Kevin Bittaker.

Pamela Kratzer of 140 Royal Crest Drive was present and represented by Tim Kratzer. She was requesting a variance to add a sun room to the back of her condo. The rear set back per zoning code is 20' with addition of the sun room; her rear set back would only be 15'.

Zoning Inspector Bittaker explained that the prior zoning code used to be a 15' rear set back and that many of the other condos had sunrooms attached prior to the code change in 2008.

Al Pipa asked if there was a homeowners association for the condo. Bittaker said yes there is and that the Association didn't have a problem with it. Larry Badorf, who resides at 144-A Royal Crest, also said there was not a problem with the Association. The owner of 138 Royal Crest was present and does not have a problem with it.

Robert Yankee was present and was requesting a variance for the maximum size of an accessory building. Al Pipa had some questions regarding set backs and items that were talked about at the Zoning and Planning Commission Meeting. Bittaker said that he had met with the Village Solicitor and that the Solicitor agreed that the garage was an accessory building and that the only variance needed was for the size of the building and it does meet the set backs required by code.

Mr. Yankee explained that his business has grown and he can not meet the conditions of his original permit. He wants to add on to his shop in order to work on all vehicles inside and have room for parking behind the house. He will return the gravel area in front back to grass and plant arborvitae on the side and rear for screening. He will asphalt the drive and parking area. Yankee stated that if he puts the parking area in, most all cars will be parked in the back.

The Board discussed bonding for the project. It was decided that if the work was not completed as shown, his zoning permit would be revoked.

O'Rourke made a motion to close the public hearing and second by Steele. Aye votes all members. Meeting adjourned at 6:35 P.M.

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Al Pipa
Chairman Protem

Handwritten signature of Kevin Bittaker in cursive script.

Kevin Bittaker
Zoning Inspector