

Board of Appeals  
February 20, 2014

Members Present: Roger Smith, Chairman  
Chris Drutjons  
Todd Brice  
Scott Erath  
Alison Varley, Alternate Member  
Absent: Richard M. Ubert

Also Present: Diane Ortiz, Secretary to the ZBA

Meeting called to order at 7:00 p.m.

Chairman Smith welcomed everyone to the February 20, 2014 meeting of the Zoning Board of Appeals, and introduced all the members, noting that Richard Ubert was absent.

Mr. Smith stated applicants are hereby notified that any/all agreed concessions, promises, pledges, assurances or declarations given by them or their duly appointed agents, during their hearing process shall become stipulations to any approvals given by this Board.

Chairman Smith called for a motion to approve the minutes of the January 16, 2014 meeting of the Board of Appeals, copies of which were sent to all members of the Board, with no corrections. Mr. Erath so moved; Mr. Drutjons seconded the motion.

Vote on the Motion	Mr. Erath	-aye
	Mr. Drutjons	-aye
	Mr. Smith	-aye
	Mr. Brice	-aye
	Ms. Varley	-aye

Motion Carried: 5 ayes 0 nays

Application of **LEONIE D. WILLIAMS** (14-02-08). Applicant seeks a use variance pursuant to the approval of a previously approved special exception to convert a one-family dwelling to a two-family dwelling pursuant to Section 183-43 of the Village Code. Premises located on the N/S of Willis Avenue approximately 300' E/o County Line Road in a Residential B District k/a 47 Willis Avenue a/k/a SCTM #101-3-3-50

Findings:

1. Owned the home for 22 years
2. Dwelling has been a two family residence for over 4 years
3. Residence is owner occupied
4. No one spoke for or against applicant

Motion was made by Mr. Drutjons, and seconded by Ms. Varley, to approve the application with the following stipulations:

1. Applicant/owner shall reside in the dwelling; a Dwelling must be owner occupied.
2. This application shall be granted for a three year period, or as long as it remains owner occupied, or until ownership is transferred, whichever comes first.
3. Applicant shall conform to all Village (building, fire, etc.) Codes.
4. Valid Rental Permits must be obtained as needed.
5. A Building Department inspection must be obtained if not already done.

Vote on the Motion	Mr. Drutjons	-aye
	Mr. Erath	-aye
	Mr. Brice	-aye

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Mr. Smith -aye  
Ms. Varley -aye

Motion Carried: 5 ayes 0 nays

Application of **GOYAL REAL ESTATE DEVELOPMENT** (14-02-09). Applicant seeks to maintain a previously approved conversion of two one-family dwellings to two-family dwellings pursuant to Section 183-82 A(10)(C) of the Village Code. Premises located on the SE c/o Broadway and South Drive in a Business 2 District k/a 497-505 Broadway a/k/a SCTM #101-2-3-3.1

Findings:

1. Owned home for 1 ½ years
2. No one spoke for or against applicant

Motion was made by Mr. Brice, and seconded by Mr. Drutjons, to approve the application with the following stipulations:

1. Application is approved for a period of one (1) year as non-owner occupied two-family dwellings or until change of ownership, whichever comes first.
2. Applicant must conform to all off-street parking Codes.
3. Applicant will be responsible for:
  - a. Maintenance of building
  - b. Maintenance of landscaping and lawn care
  - c. Insuring for the timely and appropriate disposal of all rubbish, trash and garbage
  - d. Location of garbage cans so as not to interfere with off-street parking
4. Applicant must abide by all applicable codes and laws.
5. Code Enforcement Officer must inspect the premises on a yearly basis; the applicant is responsible to contact the Building Inspector to arrange for an inspection at the anniversary date of this approval.
6. Applicant must secure the necessary rental permits per Section 137-2 of the Village Code from the Building Department.
7. Applicant cannot use basement as living space; utilities and storage only.
8. Railings must be inspected by the Building Department, if not already completed.
- 9.

Vote on the Motion  
Mr. Erath -aye  
Mr. Brice -aye  
Mr. Smith -aye  
Mr. Drutjons -aye  
Ms. Varley -aye

Motion Carried: 5 ayes 0 nays

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Diane C. Sheridan, Administrator/Clerk

Meeting was declared adjourned at 8:15 p.m.