

June 28, 2012

ZONING BOARD OF APPEALS MEETING

Present: Timothy Morgan, Chairman  
David Pann  
Richard Hegmann  
C. Douglas Whelan

The Zoning Board of Appeals met on this date at 7:07 P.M. to hear the application of:

Mr. and Mrs. Phillip Sokolofsky for a variance of the front yard requirements of Chapter 165 of the code of the Village of Akron to allow construction of an addition on the premises commonly known as 51 Buell Street in the Village of Akron.

The Secretary read the proof of publication and the applicant submitted the required signatures from the surrounding neighbors within 200' from the property. Chairman Morgan asked Mr. Sokolofsky to explain their project to the Board. Mr. Sokolofsky explained that they had modified their plans from the plans presented at the Zoning Board of Appeals meeting held April 10, 2012. The new plans consist of a smaller version with a similar layout of the previous plans featuring a master bedroom/bath and a family room. The exception is that this time the addition will need a front yard variance for a two foot bump out as opposed to the previous side yard variance. A new front porch will be added to help disguise the two foot bump out in the front.

Chairman Morgan asked if anyone had any questions, Mr. Robert Whiting, the next door neighbor was present and stated that he looked

at the plans and had no objections to the project other than they should add more windows to the side profile.

Chairman Morgan asked for a motion:

RESOLUTION duly moved by David Pann and seconded by Richard Hegmann to approve the application of Mr. and Mrs. Phillip Sokolofsky for a variance of the front yard requirements of Chapter 165 of the Code of the Village of Akron to allow construction of an addition on the premises commonly known as 51 Buell Street in the Village of Akron. Carried Unanimously.

Adopted	Timothy Morgan	-Aye
	David Pann	-Aye
	Richard Hegmann	-Aye
	C. Douglas Whelan	-Aye

Chairman Morgan called Mr. and Mrs. Greg Papke from Emprise Group to the table regarding a variance for a first floor residence in a Central Business District Zone.

The Secretary read the proof of publication and the applicant submitted the required signatures from the surrounding neighbors within 200' from the property. Chairman Morgan asked the Papke's to explain their project to the Board. Mr. Papke stated that they would like to put apartments in the vacant building at 32 Main Street which is in the Central Business District. The Village Code prohibits residential use on the ground floor in the Central Business District but the New York State Code states that any building with more than three apartments must have a handicapped assessable unit. The cost and maintenance of an elevator drove the Emprise Group to seek a variance for an apartment in the rear of the first floor. Discussion was held regarding the front of the first floor and whether it would be kept commercial. Mr. Papke assured the Board that it would be kept commercial and that he will be renting it as such.

Chairman Morgan asked for a motion:

RESOLUTION duly moved by Richard Hegmann and seconded by C. Douglas Whelan to approve the application of Mr. and Mrs. Papke from the Emprise Group for a variance of the ground floor residence in the Central Business District requirements of Chapter 165 of the Code of the Village of Akron to allow construction of four apartments on the premises commonly known as 32 Main Street in the Village of Akron

with the condition that the front of the first floor be used for commercial use only. Carried Unanimously.

Adopted	Timothy Morgan	-Aye
	David Pann	-Aye
	Richard Hegmann	-Aye
	C. Douglas Whelan	-Aye

On motion of David Pann and seconded by Richard Hegmann at 7:30 P.M. this meeting was ADJOURNED.