

September 28, 2022

ZONING BOARD OF APPEALS MEETING

Present: Timothy Morgan, Chairman  
David Pann  
Roberta Lobur  
Nathan Witkowski  
Bethany Willis  
Sharon Carlo  
Michael Borth, Code Enforcement Officer  
Andrew Borden via phone/person

Chairman Morgan opened the meeting with a welcome to everyone.

The Zoning Board of Appeals met on this date at 7:00 pm to hear the application of:

The Use Variance requested by Joshua & Dusty Blasko to install three (3) apartments at 130 Main Street which is in an R-2 zone.

Chairman Morgan called Joshua & Dusty Blasko to the table.

The Village Clerk read the proof of publication and requested the proof of required signatures and notifications of the neighbors within 200 feet of 130 Main Street. Signatures were submitted except for one from Joseph Kowalik who was in attendance at this meeting.

Owners Joshua and Dusty Blasko came before the Board to give an overview of their request to turn the old Bernhardt Funeral Home into a three (3) apartment property. The existing second-floor apartment would stay the same, but the lower level would be divided into 2 apartments, one being a two-bedroom and the other a three bedroom. They explained the

basement would be used by property owners only for mechanicals and storage. Parking is sufficient for two spots for each apartment. Dusty Blasko stated that the property is an economically unique property. Due to its size the lower level would be over 2,600 sq ft if they were to leave it as one apartment which would be \$3,000.00 or more to rent, which would be a difficult task in Akron. Creating two apartments on the first floor and keeping the outside historically intact would keep with the Akron character and may help remove the image of the past use. Question was asked if the Blasko's did close on this purchase yet. Mrs. Blasko stated it should close on Friday September 30, 2022.

Resident Joseph Kowalik from 136 Main Street came before the Board commenting that if approved this property would be considered a multifamily parcel. As such in the future, it could potentially be broken down into more apartments due to the size of the three proposed units. Village Attorney Borden stated that future applicants requesting to create more units would have to begin the whole process again beginning with the Planning Board for their review and recommendation to the Zoning Board of Appeals for approval of that particular project request.

After a short discussion the Board agreed to approve the use variance to allow only three (3) apartments at the property known as 130 Main Street which is in an R-2 Zone contingent the applicants close on the property.

RESOLUTION duly moved by Chairman Timothy Morgan and seconded by Bethany Willis to approve the use variance to allow only three (3) apartments at the property located at 130 Main Street which is in a R-2 zone, contingent the applicants close on the property be and hereby is approved.

Adopted:	Timothy Morgan	- Aye
	Roberta Lobur	- Aye
	David Pann	- Aye
	Nathan Witkowski	- Aye
	Bethany Willis	- Aye
	Sharon Carlo	- Aye

Code Enforcement Officer Borth informed the Zoning Board of Special Use request for Paula Milligan to open White Whiskers Senior Dog Sanctuary (kennel) at the property located at 35 Lewis Road. Ms. Milligan has a contract to purchase the property contingent the Zoning Board approves her Special Use Permit. Her plan is to give older dogs who lose their homes a compassionate option for them to live out their years in safety, comfort, and peace. She would transform the existing building into an apartment in the

front for herself and a meeting room, inside/outside kennel runs, bathrooms, etc. in the back portion of the building. The existing garages on the site would be used for storage. A meeting was scheduled for Wednesday October 26, 2022 at 7 pm.

Zoning Board member, Sharon Carlo, informed the Members that she has purchased a home in Amherst and will be moving out of the Village. She asked permission from Chairman Morgan to stay on the Zoning Board as a member until her home in Akron closes. Chairman Morgan approved her request.

On the motion of Carlo and seconded by Willis at 8:35 pm. this meeting was ADJOURNED.