



May 15, 2024

ZONING BOARD OF APPEALS MEETING

Present: Timothy Morgan, Chairman
Bethany Willis
Mark Fogal
Nathan Witkowski
Connor Borchert
Kevin Paquin, Asst. Code Enforcement Officer
Jayne DeTine, Village Clerk

Absent: Jacob Halleck

Chairman Morgan opened the meeting with a welcome to everyone.

RESOLUTION to approve the meeting minutes of October 4, 2023. A motion by Bethany Willis and seconded by Mark Fogal to approve the minutes as presented. Approved.

The Zoning Board of Appeals met on this date at 7:02 P.M. to hear the application of:

Michael and Brenda Regan (New Owners of Nic's Deli) came before the Board to request a side yard setback variance for the property located at 83 John Street.

The Clerk read the proof of publication and requested the proof of required signatures and notifications of the neighbors within 200 feet of 83 John Street. Proof of signed receipts and payment received.

Chairman Morgan asked Asst. Code Enforcement Officer Paquin to explain the Regan's request to the Board. CEO Paquin stated that the Regan's purchased the deli at 83 John Street and removed the fryer and hood because they were not going to be cooking any fried food. They did, however, purchase a new electric stove and according to code they need a hood to ventilate anything cooked on the stove. The side yard setback variance is for the exterior portion of the ventilation system which extends out the side of the building which is right on the property line/Village easement. After investigation this placement was the safest most non-

conforming path for install. PBM Willis asked if there would be any noticeable danger of heat from this exhaust. CEO Paquin explained there would not be any worries of heat and it would be installed approximately nine feet off the ground. After hearing no further questions, the Board agreed to approve.

RESOLUTION duly moved by Bethany Willis and seconded by Nate Witkowski to approve the side yard setback variance for the installation of the hood vent as signatures and payment of fee have been received and on the recommendation of the Planning Board.

Adopted:	Timothy Morgan	- Aye
	Nathan Witkowski	- Aye
	Bethany Willis	- Aye
	Mark Fogal	- Aye
	Connor Borchert	- Aye

Derek and Candice DeYoung came before the Board to request a front and side yard setback variance for the property located at 14 Sylvan Pkwy.

The Clerk read the proof of publication and requested the proof of required signatures and notifications of the neighbors within 200 feet of 14 Sylvan Pkwy. Three of the eleven signatures required were missing. Mr. DeYoung stated they could not reach them. Payment of fee was received.

Chairman Morgan asked Asst. Code Enforcement Officer Paquin to explain the DeYoung's request to the Board. CEO Paquin explained that the DeYoung's would like to add a second story to their ranch style home which would include a front porch that would extend out 5 feet from the main house. The existing porch is already non-conforming to the front yard setback and the new porch would add another foot of non-conforming space. The side yard setback variance is due to the current house sitting 3 feet from the side yard property line. He further explained that as a permit is pulled for a property that is non-conforming issuing a variance will help the non-conforming section to become safer by putting conditions on the variance for fire rating that particular section of the primary building as per the addition of the installation of fire rating on the architect's drawings. There being no further questions, the Board agreed to approve.

RESOLUTION duly moved by Nathan Witkowski and seconded by Mark Fogal to approve the front yard setback variance for the porch addition and the side yard setback variance for the portion of the home that is approximately 3 feet from the side yard property line providing the architect's drawings call out the fire rating needed in that area, the final 3 residents are contacted regarding the project, and as per the recommendation of the Planning Board.

On the motion of Bethany Willis and seconded by Nathan Witkowski at 7:55 pm this meeting was ADJOURNED.