

**Zoning Board of Appeals  
Minutes  
October 26, 2017**

Members Present: Richard Ubert, Chairperson  
Tracey Cullen, Member  
Todd Brice, Member  
Bill Ordon, Member  
Kirk Hurme, Member  
Eric Taylor (Alternate)

Bryan Donato, Building Inspector  
Corliss Baskerville, Secretary to Board

Meeting called to order at 7:00 pm

Mr. Ubert welcomed everyone to the October 26, 2017 meeting of the Zoning Board of Appeals, and introduced all the members. Chairperson Ubert 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.

Mr. Ubert asked the Board for a motion to approve the minutes from the **September 21, 2017** meeting.

A motion was made by Ms. Cullen with the amendment that Alternate, Mr. Taylor was present at the September 21, 2017 meeting and seconded by Mr. Hurme

Vote on the Motion:	Mr. Ubert	aye
	Mr. Hurme	aye
	Mr. Brice	aye
	Ms. Cullen	aye
	Mr. Ordon	aye

Motion carried:        5 ayes        0 nays

Application of Marie Bordes. Applicant seeks renewal of a previously approved by special exception owner occupied, two family dwelling, approved prior to March 3, 2010 with no change in ownership pursuant to § 183-43 C. (6) of the Village Code. Premises located on the East side of County Line Road approximately 168 ft. south of Willis Avenue in a "Residential B" district known as 265 County Line Road a/k/a SCTM# 101-3-3-56

Marie Bordes spoke on behalf of this application. Applicant stated that she would like to maintain her two-family home.

**Zoning Board of Appeals  
Minutes  
October 26, 2017**

Findings:

1. Applicant has owned the property for 18 years.
2. Property is owner-occupied in which the owner lives in the upstairs unit consisting of 3 bedrooms, an eat-in kitchen and bathroom
3. Applicant's daughter occupies the downstairs unit which consists of 3 bedrooms, a kitchen and bathroom
4. Applicant's basement is unfinished
5. Property has been inspected by Building Department with no issue
6. No one spoke in favor of or against this application

Motion to approve with stipulations was made by Mr. Hurme and seconded by Ms. Cullen.

Vote on the Motion:	Mr. Ubert	aye
	Mr. Hurme	aye
	Mr. Brice	aye
	Ms. Cullen	aye
	Mr. Ordon	aye

Motion carried:        5 ayes            0 nays

Stipulations:

1. The application is approved for a period of three years or until change of ownership, whichever comes first
2. Applicant must adhere to all Village, County and State codes
3. Applicant must obtain all required permits

Application of Elizabeth and Byran Burton Jr. Applicant seeks renewal of a previously approved by special exception non-owner occupied, two family dwelling, approved prior to March 3, 2010 with no change in ownership pursuant to §183-43 C. (6) of the Village Code. Premised located on the North side of Oak Street approximately 149 ft. east of Wellington Place in a "Residential B" district known as 76 Oak Street a/k/a SCTM# 010-4-3-19

Elizabeth Burton spoke on behalf of this application. Mrs. Burton stated that the home was purchased at an auction. Her and her husband worked really hard to make the home into a rental home.

Findings:

1. Applicant has owned the property for approximately 20 years
2. Property is a two-family rental home
3. New tenants in downstairs one-bedroom unit - A NYPD officer and Macys employee
4. Upstairs one-bedroom unit occupied for past eight years by tenant employed by the Carpenter's Union
5. No police presence or problems on the property
6. No off-street parking but long driveway with turn around which can fit 4 cars

**Zoning Board of Appeals  
Minutes  
October 26, 2017**

7. No one spoke in favor or against this application

Motion to approve with stipulations was made by Mr Ubert and seconded by Mr. Ordon.

Vote on the Motion:	Mr. Ubert	aye
	Mr. Hurme	aye
	Mr. Brice	aye
	Ms. Cullen	aye
	Mr. Ordon	aye

Motion carried:      5 ayes            0 nays

Stipulations:

1. The application is approved for a period of three years or until change of ownership, whichever comes first
2. Applicant must make sure that all Village, state, and local codes and ordinances are met
3. Applicant must secure all required and necessary permits

There being no further business to come before the Board of Appeals;

A motion to adjourn the meeting was made by Mr. Ubert seconded by Mr. Hurme

Vote on the Motion:	Mr. Ubert	aye
	Mr. Hurme	aye
	Mr. Brice	aye
	Ms. Cullen	aye
	Mr. Ordon	aye

Motion carried:      5 ayes            0 nays

Meeting adjourned at 7:30pm

Respectfully submitted:

  
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Catherine Murdock, Clerk/Treasurer