

MINUTES OF THE REGULAR MEETING OF THE AMBERLEY VILLAGE  
BOARD OF ZONING APPEALS HELD AT THE AMBERLEY VILLAGE HALL  
MONDAY, FEBRUARY 2, 2009

Chairperson Jon Chaiken called to order a regular meeting of the Amberley Village Board of Zoning Appeals held at the Amberley Village Hall on Monday, February 2, at 7:00 P.M.

The Clerk called the roll:

PRESENT: Jon Chaiken, Chairperson  
Larry McGraw  
Susan Rissover  
Elinor Ziv

ALSO PRESENT: Bernard Boraten, Village Manager  
Stephen Cohen, Village Solicitor  
Nicole Browder, Clerk

ABSENT: Scott Wolf

Mr. Chaiken asked if there were any additions or corrections to the minutes of the January 5, 2009 meeting that had been distributed. Mrs. Rissover moved to approve the minutes as submitted. Seconded by Mr. McGraw and the motion carried unanimously.

Board of Zoning Appeals Case No. 1035

Mr. Chaiken announced that the Board would consider a request from Kneseth Israel Congregation (Congregation Zichron Eliezer) to modify the site plans which it submitted as part of its application for a Conditional Use Permit, which was approved by the Board on November 12, 2002. The request is to expand the width of the driveway to the Mikvah to 15 feet to provide additional clearance when entering and existing the property. The original width submitted on the approved plan was 12 feet.

Mr. Chaiken then invited Mr. Randolph, attorney for Kneseth Israel, to present the case to the Board. Mr. Randolph reported that the construction has progressed significantly. The buildings should be completed at some point in the summer months, which is well within the Board's 18 month requirement.

Mr. Randolph stated that the reason for the increase in the width of the driveway would be to enhance the police/fire department's ability to respond in case of an emergency at that location. Mr. Randolph then asked Mr. Grant Hesser, the project manager, to provide additional information to the Board.

Mr. Hesser stated that as the project manager overseeing the design and construction of this project, he met with the Amberley Village Police/Fire Department to discuss fire access to this site. He stated that he felt that the expanded width is important from a safety perspective and he has obtained a letter, which was included in the Board's packets, from the Village Police/Fire Department in support of the wider driveway. He also stated that the three foot expansion would make for better traffic flow to and from the Mikvah.

P.O. Chris Fritsch from the Amberley Village Police/Fire Department stated that he believed that the expanded width of the driveway would certainly enhance access for the fire truck and emergency equipment, therefore, the department was in favor of approving this request.

Mr. Chaiken clarified that the three foot addition would be expanded into the interior of the site, and would not encroach on any of the surrounding properties.

Mrs. Ziv asked if this change was only for the Mikvah entrance. Mr. Hesser clarified that the expansion was for the Mikvah entrance, which is located on Farm Acres, only and that the entrance on Section Road would not be modified. The Board then held general discussions regarding the two entrance points on the site.

Mrs. Ziv moved to approve the request to expand the driveway width from 12 feet to 15 feet, as submitted. Seconded by Mr. McGraw and the motion carried unanimously.

There being no other business to discuss, Mrs. Ziv moved to adjourn. Seconded by Mr. McGraw and the motion carried unanimously.

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Nicole Browder, Clerk

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Jon Chaiken, Chairperson