

**Village of Bergen
Zoning Board of Appeals
October 4, 2006**

Draft

Board Attendees:

Dr. Robert VanEenwyk, Chairman
Tally Almquist
Michele Smith, Secretary

Kristopher Vurraro
Richard Gates

Other Attendees:

Tom Williamson

Hal Milward

Meeting opened: 7:30 PM by Chairman VanEenwyk

This meeting is regarding Area Variances for a 2,160 sq. ft. expansion of existing furniture manufacturing facility – Millers Millworks. Owner Barry Miller is expanding his business for new equipment that is to be delivered early December. Hal Milward represented Barry Miller, he explained why the variances are needed with maps of property lines. The adjacent property has been given by quick claim by Lawn Medic and Dale Tucker.

The board had questions about snow removal, if there was enough room at the west end of parking lot.

The motion was made by Richard Gates to grant the variances (listed below) requested, Barry Miller should acquire sufficient property for snow removal at the west end of the parking lot, 2nd by Tally Almquist.

- Preliminary Subdivision Review, Site Plan Review and Area Variances for a 2,160 sq. ft. expansion of existing furniture manufacturing facility.
- Front yard Setback-Minimum required: 50 ft. / Existing and Proposed: 3 ft. and 3 ft.
- Side Yard Set back-Minimum required: 50 ft. / Existing and proposed: 1.5 ft.
- Minimum Lot Size-Required: 40,000 sq. ft. / Existing: 8,730 sq. ft. / Proposed: 13, 590 sq. ft.
- Maximum Lot Coverage-Allowed: 35% / Existing: 40% / Proposed: 42%

Kristopher Vurraro is being moved up from alternate to board member because of the death of Frank Austin. Bob Bausch will be looking for another alternate.

Meeting Closed: 8:10 PM

Motion by: Dr. VanEenwyk
2nd by: Richard Gates

