

Zoning Board of Appeals
Meeting Minutes of June 8th, 2021
Approved

ZBA Member's Present: Chairman Kim Fay, Shelly Kordish (late), Harry Reiter, Nicole Pennock, Joe Ruta (acting alternate for tonight's meeting) and Sean Myers

Member's Absent: Pat Holenbeck

Village Board Present: Mayor Joe Lee and Village Board Liaison; Larry Speer

Administration Present: Code Enforcement Officer; Mark Mazzucco, Recording Secretary; Debbie Jones and Office Clerk; Aimee Doser

Guests: Jennifer Spaulding and Jim Spaulding

Mayor Joe Lee issued the Oath of Office to Alternate Zoning Board member's **Joe Ruta** and **Sean Myers**.

Chairman Kim Fay called the meeting to order at 6:30 p.m. with the Pledge of Allegiance to the flag and a moment of silence.

MINUTES:

Member Reiter made the motion to accept the May 11th, 2021, Zoning Board of Appeals meeting minutes, seconded by **Member Pennock**, and approved 4-0.

REPORTS:

Village Board Liaison Larry Speer	Gave his report.
Mayor Joe Lee	No report given.
Code Enforcement Officer Mark Mazzucco	Gave his report.

Member Kordish arrived at the meeting at (6:40 p.m.)

Chairman Kim Fay opened the public hearing at 6:44 p.m.
Member Ruta read the Explanation of the Zoning Board of Appeals procedure.

Member Reiter had questions regarding our Zoning Code in reference to the application that is before the Board tonight. **Code Enforcement Officer, Mark Mazzucco** explained it is how the Code is written. Like many of the Village Codes that need to be reviewed.

PUBLIC HEARING -CONDITIONAL USE PERMIT -101 HILLSIDE DR.

- Application of Jennifer Spaulding for the property located at 101 Hillside Drive for a Conditional Use Permit for an in-home Business (In-home Child Daycare). Per Section 275-13B (3) Conditional Uses-The following use is permitted--Customary home occupation incidental to a residence, including a professional office of a person actually residing on the premises. This property is Zoned Residential.

Jennifer Spaulding stated they are going to finish off their 2-car garage, this will be used for the daycare, and Jennifer has or will continue taking the classes she needs to become certified. Jennifer believes she is looking at October 2021 before she will be up and running. Jennifer's hopes are to take in possibly 3-4 kids, then maybe a couple of kids before/after school.

PUBLIC COMMENT: Opened at 6:47 p.m. There was no public comment. Closed at 6:48 p.m.

BOARD COMMENT/QUESTIONS:

Member Pennock questioned if there would be involvement from Office of Children and Family Services (OCFS). Mrs. Spaulding stated they will be doing their inspections.

Member Reiter had no comment on this application.

Member Kordish asked what the ages of the children would be and how many. Mrs. Spaulding stated there would be approximately 8 children. She would be allowed 2 infants but will probably only take 1 (one) infant in case she and her husband expand their family. Currently, they have no children.

Member Ruta asked Mrs. Spaulding how many children she can handle, 8 children by herself seems like a lot. Mrs. Spaulding stated she would be comfortable caring for 8. She feels some of the kids will not be there all day (school, etc.) and when they are, they tend to play with the others.

Chairman Fay visited the site, his only concern was with the dog. Did they have plans to keep the dog separated from the Daycare area? **Chairman Fay** would also like to see a return date to review this conditional use permit if approved. Mrs. Spaulding stated they plan on using an L shape fence for the dog. She stated the dog is "doofy" and friendly, but the fence will keep him from eating the kids toys and away from the kids.

Jim Spaulding, 101 Hillside Dr. feels if they had 5 (five) children of their own, none of this would be a concern.

With all being said,

Member Pennock made the motion to accept the application of Jennifer Spaulding for the property located at 101 Hillside Drive for a Conditional Use Permit for an in-home Business (In-home Child Daycare). Per Section 275-13B (3) Conditional Uses-The following use is

permitted--Customary home occupation incidental to a residence, including a professional office of a person actually residing on the premises. There was no public comment, and the following condition was placed:

- This application will be reviewed 1 (one) year from the date of the approval letter (6-9-21).

Seconded by **Member Kordish** and approved 5-0

DATES:

Next Scheduled Meeting	Tuesday, July 13 th , 2021
Public Agenda Deadline	Tuesday, June 29 th , 2021

There being no further business, **Chairman Fay** made the motion to adjourn the meeting at 7:13p.m.

Respectfully Submitted,
Debbie Jones, Recording Secretary