

Minutes of the Special Zoning Board of Appeals Meeting of August 29, 2013 6:00 P.M.

MEMBERS PRESENT: Regis Barrett, Chairman
Earl Bloam
Wally Parker
Dean Bredenbeck

ABSENT: Jeanne Hartman

ALSO PRESENT: Barbara Stanton, Secretary
Edward Fitzgerald, Building Commissioner

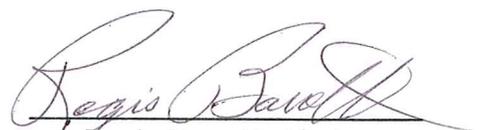
Chairman Barrett – I would like to call the Zoning Board of Appeals meeting to order. Roll call was taken and the following members were present, Regis Barrett, Earl Bloam, Wally Parker, Dean Bredenbeck. Absent: Jeanne Hartman.

Chairman Barrett: **Item #1** – Request from Arrow International, Inc. for a 4' 5" rear yard setback variance to the required 20' in order to build an addition located at 9900 Clinton Road P.P. # 431-010-04. There is one person absent on the Zoning Board. If the vote is a tie that would be a rejection; what we would do in that case is schedule you for the next meeting. George Kyprianou: I would like to thank everyone for all the cooperation the City has shown. The Board has the preliminary drawing, but I brought an aerial drawing of what Arrow International would like to do; with two additions, one on the north side and one on the south side. We will focus on the north side and the layout. We looked at many options and this is the one after attempting to make some changes and follow the property line we realized that if we followed the property line it wouldn't work. Due to property line angle, it does not match the current shape of the building. The closest point to the property line is 16' 8" and that is why we are requesting the variance of 4' 5" variance to move forward with the project. There is access from both sides of the building. Chairman Barrett: What is the square footage of the addition? George Kyprianou: 40,000 square foot addition. Chairman Barrett: There was an agreement reached by City Hall about the employment and things of that nature. Dean Bredenbeck: Would you want a roadway in the back of the building or is the roadway not a factor? George Kyprianou: We have security check points. The roadway will come into play if there would be maintenance. But above and beyond the access road that we have, which is obviously more important for safety, we wanted to maintain all the access road we could. Dean Bredenbeck: Why not go bigger? George Kyprianou: We needed to get within the budget. This is the minimum of what we need. These compliments are needs for the near and distant future. There was further discussion. Dean Bredenbeck: What about the proximity to the high voltage lines? George Kyprianou: The utility company engineers have been out. There is 9' 2" from the south wire. The utility will re build the poles and move the wire over the fence on the north side of the fence. If there is a roof issue or maintenance requirement we can get in that location without worry of the high voltage. The pole will remain the same and extend an arm and transfer the line and wire to the other side. There was further discussion of the high voltage wires and cottonwood trees in the area. Chairman Barrett: I am concerned if a fire truck would need to gain access in that area. George Kyprianou: We are making an investment into our future in Brooklyn. We have been in Brooklyn many, many years. We wanted to expand and do it in Brooklyn. Commissioner Fitzgerald: I would like to read into the record a letter from Fire Chief Zemek dated August 30, 2013 and addressed to myself. On Friday, August 9, 2013 I met with you, at your request, to go to Arrow International,

9900 Clinton Road, to review both the plans and site of the proposed rear addition and to review fire fighting procedures regarding the addition. I find no exception to granting the variance that is proposed to the Zoning Board. Having the addition will not impose any hardship to the Fire Department, at all, should a fire occur. A copy of the letter was disturbed to the board members. A motion was made by Earl Bloam, second by Wally Parker to approve the request from Arrow International Inc. for a 4' 5" rear yard setback variance to the required 20' in order to build an addition located at 9900 Clinton Road. **Vote Resulted: Yes – Regis Barrett, Earl Bloam, Wally Parker, Dean Bredenbeck.**

A motion was made by Dean Bredenbeck, second by Earl Bloam to adjourn the meeting. **Vote Resulted: Yes – Regis Barrett, Earl Bloam, Wally Parker, Dean Bredenbeck.**


Barbara Stanton, Secretary


Regis Barrett, Chairman