

MINUTES OF THE REGULAR MEETING OF THE AMBERLEY VILLAGE
BOARD OF ZONING APPEALS HELD AT THE AMBERLEY VILLAGE HALL
MONDAY, JUNE 2, 2008

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, June 2, 2008 at 7:00 P.M.
The Clerk called the roll:

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

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

Mr. Chaiken asked if there were any additions or corrections to the minutes of the May 5, 2008 meeting that had been distributed. There being no corrections, Mrs. Rissover moved to approve the minutes as submitted. Seconded by Mr. McGraw and the motion carried unanimously.

Board of Zoning Appeals Case No. 1026

Mr. Chaiken introduced the variance requested by Keith Hall with MSA, on behalf of the Jewish Community Center, that proposed a two-sided entrance sign that would be 3.5 feet by 10 feet with internally illuminated letters as well as two one-sided directional signs for the campus driveway that would be approximately 6.5 feet by 5 feet with external illumination. Mr. Chaiken invited Mr. Hall to present the request to the Board.

Mr. Hall introduced each type of sign with a display board that showed the design of each sign. He informed the Board that the materials utilized were selected to match the building.

There was a discussion among the Board regarding the sign specifications that have already been approved in the conditional use permit for the center. It was also mentioned that since the houses across the street have been demolished the direct impact on residents would be limited. It was clarified that the old Rockdale Temple sign was also internally lit.

Village Engineer John Eisenmann commented to the Board that the height of the entrance sign would not impact motorists as long as it was placed at least 15 feet back from the right of way. Mr. Eisenmann did express his concern regarding a line of sight hazard with the interior signs. He recommended 42 inches for the height and that the signs be relocated.

After additional discussion among the Board, Mr. Chaiken clarified that any revisions this evening would be an amendment to the conditional use permit. Mr. Muething expressed that he was opposed to 24-hour illumination.

Mr. Chaiken moved to amend the conditional use permit granted on May 16, 2005, to include the entry sign, including 24-hour internal illumination, along with the interior way-finding signs for the campus driveway, subject to the Village Engineer's review and approval. Seconded by Mr. Muething. The motion carried unanimously.

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

Nicole Browder, Clerk

Jon Chaiken, Chairperson