



only work that he did on the property was some landscaping in the front. He rented it to an engineering firm and to a group of builders. It is currently vacant and has been for the past 7 months. He explained that the hours of operation will be Monday – Friday 9am to 7pm, Saturday 9am – 3pm and Sunday 9am – 2pm. He said that there will be no outside storage, and no dumpster. There will be a handicap parking space. He explained that the character of the neighborhood is mixed and he said that the use of his building as a pharmacy would be consistent with the rest of the neighborhood.

Marcia Jacobowitz provided the Board with a petition showing that the surrounding neighbors do not object to the change of use. She also provided letters in support of the applicant from a few of the buildings immediate neighbors.

Brenda Adams asked if they have done a traffic study.

Jerry Jacobowitz said that they had not done a traffic study, he said that the increased volume of traffic would not affect Coldenham Road.

Kevin Dowd asked how much rent he was receiving from the apartments on the second floor.

Jerry Jacobowitz said that the rent from the top floor is not relevant.

Kevin Dowd said that the Board looks at the building as a whole and in order to satisfy all the criteria for the use variance it is necessary to have the figures to determine reasonable return for the entire property.

Eugene Heck, 106 Orange Avenue, expressed his concern about the lack of parking. He said that most of the parking spots are taken up already by tenants. He further explained that in the winter snow is plowed taking up two more parking spots.

Becky Pearson, Walnut Street, asked how much rent would be charged for the pharmacy. She also expressed her concern about the lack of parking. She pointed out that there is an existing Pharmacy a few blocks away.

Jerry Jacobowitz explained that they have adequate parking under Village Law.

Brenda Adams asked if the tenants are restricted to a certain number of spots.

Jerry Jacobowitz said that they do limit the number of spots that tenants can take.

Mary Ellen Matisse, expressed that she has concerns about traffic. She suggested that traffic only be allowed to turn right when exiting.

Brenda Adams suggested that there be three stipulations, that parking spots are labeled for tenants, that the exit be a right turn only, and that the snow be removed during the winter.

Jose DeJesus, expressed his concerns about parking and traffic flow.

**Brenda Adams made a motion to leave the public hearing open until 11/4/10 at 7:30pm.  
Seconded by Jason Trafton.  
All ayes.  
Motion carried.**

**Brenda Adams made a motion to adjourn.  
Seconded by David Ohlmer.**

**Meeting adjourned 9:05pm.**

**Respectfully Submitted,**

**Lisa Dore**