

**Village of Millbrook
Zoning Board of Appeals
Meeting Minutes
August 10, 2017**

Call to Order: Meeting was called to order at 7:02PM by Acting Chairman Andrew Doro.

In Attendance: Acting Chairman Andrew Doro, Earl Meyers, John Hay and Timothy Capowski.

Pledge of Allegiance: Led by Acting Chairman Doro.

Review of Minutes: Minutes from the July 12, 2017 Zoning Board of Appeals meeting were reviewed. Motion was made by Mr. Hay and seconded by Mr. Meyers to accept the minutes as written. All were in favor.

Old Business:

1. **Public Hearing for: Jonathan and Claudia Heunis** – 2 Hillside Avenue - Request for 2 area variances to erect a freestanding garage on their side yard. Mr. and Mrs. Heunis attended this meeting. Mr. Skip Ciferri also attended as an abutter. Mr. Hay moved and Mr. Meyers seconded a motion to open the public hearing portion of this meeting. All were in favor. Mr. Ciferri asked for details about the dimensions of the requested area variances, the color of the garage & the roof line. Mr. Heunis responded that the garage will be placed within the side yard – with the requested 3 ft variance on the Ciferri Dr side of the property and the requested 7 ft variance on the side yard. The color and roof line will match their existing home. Mr. Ciferri offered his support for this request. Acting Chairman Doro read 2 letters in support for this request: one from Carl Lindholm and one from Stephen and Michele Turletes. Copies of these letters are attached to the minutes. There were no other comments or questions regarding this request. Mr. Meyers moved and Mr. Hay seconded a motion to close the Public Hearing portion of this meeting. All were in favor. Mr. Hay moved and Mr. Capowski seconded a motion approving the 2 requested area variances. All were in favor. A copy of the ZBA Decision for this request is attached to the minutes.

New Business:

1. **Discussion Only: Miyamoto/Bates** – 12 Haight Avenue - Area Variance Application to place a shed on their property. Sharon Bates and Paul Miyamoto attended this meeting. Acting Chairman Doro asked them to explain the reason for their request. Ms. Bates explained that they currently live (fulltime)in Troy, New York but purchased a house in the Village 3 years ago with the intent to move here permanently. Their Village property currently has 2-car garage that they hope to convert to work space (they are artists). They will then need a place for

lawnmowers, snow equipment, etc – hence a shed. The Building Inspector informed them that the Code (Section 230-23 + Section 230 Attachment 2:1) requires 10 ft side yard setbacks on the eastern and southern boundaries of their property. They are requesting a 5 ft variance (from their southern property boundary) to allow their grandchildren maximum yard use and family garden use of their property. They plan to place an 8 x 12 x 8 ft (grey) shed 10 ft from the eastern most corner of their property and 5 ft from the southern boundary of their property. They plan to landscape around the proposed shed.

Mr. Ciferri looked at the drawings and proposed shed pictures and was in favor of their request. Ms. Bates informed the Board that the shed has already been ordered – but delivery is pending a ZBA variance approval. There were no additional comments or questions.

A ZBA Public Hearing for this request will be scheduled on August 29, 2017 @ 7PM in the Village Hall.

Adjournment: Mr. Hay moved and Mr. Capowski seconded a motion to adjourn the ZBA meeting at 7:28PM. All were in favor.

Respectfully Submitted:
Suzanne P. Gould
Secretary
Zoning Board of Appeals