

A regular meeting of the Village of Millbrook Zoning Board of Appeals was held on Monday, September 17, 2018 at Village Hall, 35 Merritt Avenue at 6:30 p.m. Chairman Andrew Doro called the meeting to order. Attorney, Rebecca Valk was also in attendance.

The Pledge of Allegiance was led by Chairman Doro.

Chairman Doro asked for a motion to accept the minutes of September 4, 2018, Mr. Capowski made a motion, all were in favor.

Old Business

Patrick Murphy, 110-112 Church Street, Grid No. 6765-18-458014. Preliminary discussion and review of application to convert a two family dwelling into a multifamily dwelling. A variance will be required for parking.

Chairman Doro asked for a motion to open the public hearing. Mr. Capowski seconded. All were in favor. PUBLIC HEARING OPEN.

No comments.

Mr. Capowski made a motion to close the public hearing, Mr. Vila seconded. All were in favor. PUBLIC HEARING CLOSED.

Mr. Doro asked for a motion to grant the variance. Mr. Capowski made a motion, Mr. Vila seconded. All were in favor. AREA VARIANCE GRANTED.

Mr. Doro addressed the record of findings:

**Character of the Neighborhood and Detriment to Nearby Properties**  
Consistent with the character of the neighborhood.

**Alternative Methods for Achieving Benefit Sought by Applicant**  
No alternative.

**Substantiality of Variance Requested**  
Moderate.

**Effect or Impact on Physical or Environmental Conditions in the Neighborhood**  
No impact.

**Self-Creation of Difficulty**  
Self-created, already an existing structure in place.

**Other Consideration**  
N/A

Old Business

Gerard & Sheila Walker, 16 Washington Ave, Grid No. 6765-18-402046. Preliminary discussion and review of application for a conversion to a multi-family residence. A variance will be required for parking. Confirmation of the correct zone will need to be determined as well.

Mr. Doro addressed the issue of the map discrepancy with the location. The official map is the one registered with the State, this confirms that RMF is the correct zoning district for the application.

A discussion followed.

Mr. Doro advised the applicant if they get the variance from the Zoning Board of Appeals, they will then be sent back to the Planning Board. Their concern with purchasing the property is dependent upon the approvals from the Zoning Board of Appeals for parking and the Planning Board for site plan.

A discussion followed.

**\*INAUDIBLE DUE TO NOISE FROM BASKETBALL IN THE GYM\***

Mr. Doro advised that the variance request for the size of the apartments at 450 sq. ft. is denied. Mr. & Mrs. Walker understood.

Mr. Doro advised that the parking variance is granted.

Mr. Capowski made a motion to open the public hearing. Mr. Vila seconded. PUBLIC HEARING OPEN.

No comments.

Mr. Capowski made a motion to close the public hearing. Mr. Vila seconded. PUBLIC HEARING CLOSED.

Mr. Doro addressed the record of findings:

**Character of the Neighborhood and Detriment to Nearby Properties**

Consistent with the character of the neighborhood.

**Alternative Methods for Achieving Benefit Sought by Applicant**

No alternative.

**Substantiality of Variance Requested**

Not substantial

**Effect or Impact on Physical or Environmental Conditions in the Neighborhood**

No impact.

**Self-Creation of Difficulty**

Self-created, already an existing structure in place.

**Other Consideration**

N/A

There being no further business, the meeting was adjourned at 6:58 p.m.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Regina Crawford". The signature is stylized and cursive.

Regina Crawford, Secretary