

DRAFT

**Village of Millbrook
Zoning Board of Appeals
Meeting Minutes
September 4, 2018**

Call to Order: Meeting was called to order at 6:30PM by Chairman Andrew Doro.

In Attendance: Chairman Andrew Doro, Earl Meyers, Timothy Capowski, Mark Vila

Pledge of Allegiance: Led by Chairman Doro.

Review of Minutes: Minutes from the January 29, 2018 Zoning Board of Appeals meeting were reviewed. Motion was made by Mr. Meyers and seconded by Mr. Capowski to accept the minutes as written. All were in favor.

New Business:

PUBLIC HEARING:

Patrick Murphy – 110-112 Church Street: Public Hearing of an application for a developed apartment house. Grid No. 6765-18-458014

Mr. Vila made a motion to open the public hearing, Mr. Capowski seconded, all were in favor, PUBLIC HEARING OPEN

Patrick Murphy, applicant stated that he currently has a multi-family dwelling with two apartments that he would like to turn into three. There is currently not enough parking spots.

Mr. Hicks, abutter asked Mr. Murphy how many spots he needs. The required amount is two per unit. Mr. Murphy requires six spaces for a three-unit dwelling and is requesting a variance for four of the spaces.

Abutter, Denise Dyko asked Mr. Murphy where he expected the tenants to park. A discussion continued. Ms. Dyko is concerned with what would happen in the future should Mr. Murphy sell his property. A discussion continued regarding the history of parking and the issues within the Village.

Ms. Dyko asked Mr. Murphy if he could meet the open space requirements. Mr. Murphy advised Ms. Dyko that he can and provided the space per unit.

Ryan Guise, abutter stated that he is not for the parking variance. The landlords are not committed to these properties.

Mr. Hicks stated that there are only four spaces for parking in that area. There is already an issued during the school year. The spots are taken by students. Another issue is what happens in November, when you cannot park on the street.

Mr. Murphy stated that if he rented out the space to a business, there would be continued traffic. There are so many options of what could be done with his property. Mr. Hicks asked Mr. Murphy what happens if he sells the property and someone different comes in that isn't nice. Mr. Murphy expressed his concern for residents being pushed out of the Village because of all the restrictions. He is trying to build it up.

Thompson Shaw resident commented that the parking issues have been a problem in the Village for years and something needs to change.

Chairman Doro explained that he needs to have a more specific plan for parking arrangements from Mr. Murphy. Mr. Murphy agreed to come up with a plan for the board.

Mr. Hicks is concerned for his tenants as well. Ms. Dyko wants to know if there is some kind of legal agreement that can be reached so that there are no issues in the future.

A discussion followed regarding different parking areas in the Village and the constant concern and issues. It was agreed by all that the Zoning Code needs to be reviewed and changed.

Chairman Doro would like to defer to the Village Attorney for assistance. Mr. Capowski stated that he understands the concerns of the residents and explained the position of the Zoning Board of Appeals. The Boards position is to assist with an appeal by an applicant that has been denied an application for a building permit.

Mr. Capowski made a motion to defer the application to the Village Attorney, Mr. Vila seconded. Application deferred. Chairman Doro advised Mr. Murphy that he must provide better details for parking options. A discussion followed regarding establishing a new meeting date. It was agreed that Monday September 17, 2018 at 6:30pm.

PUBLIC HEARING:

Gerard & Sheila Walker – 16 Washington Ave- Public Hearing of an application to convert an existing multi-use building/office into apartments. Grid No. 6765-18-402046

Mr. & Mrs. Walker were present. Mr. Walker advised that they are in contract to

purchase the location. Before closing, the applicant would like to be sure they can make the conversion in the future.

Mr. Shaw, abutter addressed the board and the applicant. Mr. Shaw stated that when he received the C.O. they stated that it was a multi -purpose residence converted to a multi-family. This has been in a GB zone since day one. Mr. Shaw discussed the history of the location. He would like to know where this status came from as it was always known to be General Business. Mr. Shaw provided a map from 2005 that shows they are all in the GB zone.

Ms. Walker stated that the she was advised in the beginning of this process that this property was Multi-residential , Multi-Use. Half way through the process, Ms. Walker stated that she then received a letter from the Mayor that this was a General Business parcel. Ms. Walker was later notified that its Multi-family/General Business. There is confusion to what the zone is.

Mr. Shaw is frustrated with the continued Zoning issue and wants clarification. The zoning and the parking have been an issue for too long and need to be addressed.

A discussion continued.

Mr. Shaw presented the board with a Zoning map that he has. Mr. Shaw is concerned that his Zoning district was changed without being notified. Mr. Shaw stated that he has letters from the Mayor that the 2005 map is wrong.

A discussion followed.

Chairman Doro feels the issues being identified need clarification.

Chairman Doro asked the applicant if they can adjust their plans to meet the 500 square foot minimum per space. Mr. & Mrs. Walker will adjust their plans to meet the space requirements.

A discussion followed with the residents regarding the constant issue with parking.

Chairman Doro deferred to the Village Attorney.

Further discussion took place.

Meeting adjourned at 7:30 PM

Respectfully Submitted,

Regina Crawford, Secretary