

A regular meeting of the Village of Millbrook Zoning Board of Appeals was held on Monday, October 28, 2019, at Village Hall, 35 Merritt Avenue at 6:00 p.m. Chairman Andrew Doro called the meeting to order. Board members, Mark Vila and Earl Myers were in attendance.

The Pledge of Allegiance was led by Chairman Doro.

New Business

John Detweiler for Ann Ledy, 3318 Franklin Avenue, Grid No. 6765-19-514097 – Proposal to construct a single story building with one full bathroom. §230(2) Schedule of Lot and Bulk Requirements of the Village of Millbrook Zoning Law requires a side yard setback of 10' and a rear yard setback of 30'. The applicant is seeking relief of 5' from the side yard and 20' from the rear yard.

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

John Detweiler, representative for Ann Ledy addressed the board. Mr. Detweiler stated that there is currently a structure on the property, there is a tree that has grown under the structure making it unsalvageable. The new structure would be replace the need for the current structure.

Secretary, Regina Crawford read a memo to the board members from a neighboring property owner, Buffy Arbogast: We are unable to attend the meeting but we are in full support of the construction of a single story building with one bathroom at 3318 Franklin Ave. Ann Ledy has done wonders with this property.

Chairman Doro advised the applicant and the members of the board that the deficiencies are the side yard setback requiring 10' and the applicant proposes 5' and the rear yard requires 30' and the applicant is seeing relief of 20'.

Abutter, Frank Redl addressed the board. Mr. Redl is in favor of the construction. Mr. Redl stated that he is lucky to have a neighbor that has made so many nice improvements. Mr. Redl stated that he does not see any detriment to nearby properties and it enhances the character of the property.

Neighbor, Genevieve also addressed the board. She stated that she has no objection to the construction of the structure.

Chairman Doro asked for a motion to close the public hearing. Mr. Vila made a motion, Mr. Myers seconded. All were in favor. PUBLIC HEARING CLOSED

Chairman 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.

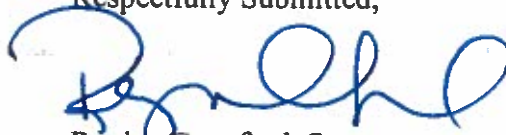
**Other Consideration**

Multiple neighbors were in favor of the application.

Based upon the record of findings, Chairman Doro asked for a motion to grant the variance. Mr. Vila made a motion, Mr. Myers seconded, the vote was as follows: Andrew Doro, Aye, Mark Vila, Aye, Earl Myers, Aye. AREA VARIANCE GRANTED

There being no further business, the meeting was adjourned at 6:07 p.m.

Respectfully Submitted,



Regina Crawford, Secretary