

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

Brian Houston for Julianne C. Ward, 21 Washington Ave., Grid No. 6765-18-424062. Request for relief of 6' for an existing shed with a setback of 4'. §203.23 ( C ) Accessory Structures of the Village of Millbrook Zoning Law requires a rear yard setback of 10'. The applicant is seeking relief of 6' 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.

Brian Houston, representative for Julianne C Ward addressed the board. Mr. Houston stated that the properties of 21 & 23 Washington Avenue as well as

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 6:28 p.m.

Respectfully Submitted,



Regina Crawford, Secretary