

**Village of Millerton  
Zoning Board Meeting  
November 3, 2021**

The Village of Millerton Zoning Board held a Zoning Board Meeting on Wednesday, November 3, 2021, at 7:00 PM with Board member Ed Stillman chairing the meeting for Chairwomen Delora Brooks but was in attendance. Zoning Board Members present: Ron Orlando, Eliot Ramos, Ed Stillman and Lisa Erdner. Also present: Zoning Secretary Kelly Kilmer, Architect Ray Nelson, and applicant Svend Lindbaek. Members of the public also in attendance: Brittany Elia, Beth Sherman, Paul Dorcey, Cathy Fenn, Mike Harney, Paul Harney, (Sign in sheet attached).

**Minutes:**

Minutes from the previous meeting, October 20, 2021, were presented to the board prior to the meeting for review. *Motion* to approve the minutes from the October 20, 2021, meeting was made by R. Orlando and seconded by L. Erdner, all five (5) members in attendance approved and motion passed.

**Variance Form:**

A new form was presented to the board regarding the application process. *Motion* was made by E. Ramos to accept the new application form, seconded by R. Orlando, all five (5) members in attendance approved and motion passed.

**Public Hearing – 2 Main Street Parking Variance**

*Motion* was made by L. Erdner to open the public hearing at 7:05 PM, seconded by R. Orlando, all five (5) members in attendance approved and motion passed.

**Public Hearing:**

Zoning board member E. Stillman gave a brief introduction of what the public hearing was regarding and opened it up to comments or questions.

Audience member Beth Sherman who lives on South Elm Street asked where the parking was actually going to be – Architect for the project, Ray Nelson, brought out some plans to show the audience and answered her question. Mike Harney asked is this space was going to be as large as the brewery in Hillsdale, NY. Both the applicant and architect explained that it would only be a tap room and not a restaurant at this time. A letter from the Dutchess County Planning Department was read into the minutes and to show that DC have no objection to this variance, but it would be a decision made by this Zoning Board. A letter from another residence/business owner from the area was read into the record due to not being able to attend this public hearing.

A question was asked if there would be any options for the applicant to possibly rent/lease or use other spaces from nearby businesses. Some discussion was had about this possible solution for and against the renting/leasing of space.

Cathy Fenn spoke next to state that while she was a member of the Village of Millerton Planning Board due to the parking restraints within the village, they would waive the process of coming in front of the Zoning Board for parking variances.

Paul Harney also spoke in support of the application and stated that parking is an issue with most businesses currently and any possible incoming business.

*Motion* was made by E. Ramos to close the Public Hearing @ 7:49 PM, seconded by R. Orlando, all five (5) members in attendance approved and motion passed.

*Motion* was made by E. Ramos to grant the application for a parking variance to allow him to have a minimum of 9 spaces for the business/retail space at 2 main Street, seconded by R. Orlando, a roll call was put to the board and 4 members AYE and one member abstained from the vote, with four (4) members approved the motion passed.

**Adjourn –**

*Motion* was made by E. Stillman to adjourn the meeting at 7:50 PM, seconded by member R. Orlando, all five (5) members in attendance approved and motion passed.

Respectfully Submitted,

Kelly Kilmer  
Zoning Board Secretary