

**Village of Millerton
Zoning Board Meeting
July 21, 2021**

The Village of Millerton Zoning Board held a Zoning Board Meeting on Wednesday, July 21, 2021, at 7:01 PM with Chairwomen Delora Brooks presiding. Zoning Board Members present: Ron Orlando, Eliot Ramos, and Lisa Erdner. Also present: Zoning Secretary Kelly Kilmer, Architect Ray Nelson, Mike Rynn (applicant for Barton St.) and Shelagh Leahy (owner/applicant of 27 Highland Drive), along with several members of the public for the public hearing. (Sign in sheet attached).

New board members:

Chairwomen Delora Brooks introduced the two newly appointed members of the Zoning Board, Eliot Ramos and Lisa Erdner. Eliot comes to the board with years of prior knowledge from both the Planning board and previous terms on the Zoning board. Lisa is new to the board and is very eager to step into her role at a Zoning board member.

Minutes:

Minutes from the previous meeting, June 30, 2021, were sent out to the board prior to the meeting for review. *Motion* to approve the minutes from the June 30, 2021, meeting was made by R. Orlando and seconded by L. Erdner, all four (4) members in attendance approved and motion passed.

Public Hearing

Motion was made by R. Orlando to open the public hearing on Barton Street – Vacate lot application and for 27 Highland Drive application at 7:05 PM, seconded by L. Erdner, all four (4) members in attendance approved and motion passed.

Public Hearing discussion: Barton St.

The floor was open for the public to speak with any questions or concerns they might have with the first property on Barton Street and the vacant lot. Ray Nelson, Architect for the project gave an overview of the project to the audience. After Mr. Nelson was finished members of the audience were concerned with a few issues:

- Size of the house on such a small lot and the proximity of the house to the actual roadway
- Driveway size and not being to have cars in the driveway and rather on the roadway and causing a hazard
- Septic was discussed, as many people in attendance are concerned due to the steep slope in the back yard and that is where the proposed leach fields will be.
- Roof water and storm water was also a question, this was not in the current plan but would be taken into consideration per the architect.
- Email from direct neighbor behind this lot was read into the record due to family emergency and could not attend public hearing, concerning the septic and run off water to his property.

Public Hearing discussion: 27 Highland Drive

The floor was then turned back over to Ray Nelson, Architect for this project also, to give a brief overview of the plans for 27 Highland Drive.

- Letter from adjacent neighbor was read into the record in support of the variance of this project.
- Owner of the property did speak up with regards to the time restraint she is currently in due to the timeline of this process.
- Many of the buildings on that block are over built and don't meet the side yard requirements

After a little more discussion regarding timing and what is the next step the next meeting date was discussed.

Date Approved:

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Motion was made by board member R. Orlando to close the public hearing, seconded by L Erdner, all four (4) members approved, and motion accepted.

Motion to set the next meeting for August 4, 2021, at 7 PM by R. Orlando, seconded by L. Erdner, all four (4) members approved, and motion accepted.

Adjourn -

Motion was made by R. Orlando to adjourn the meeting at 8:14 PM, seconded by member L. Erdner, all four (4) members in attendance approved and motion passed.

Respectfully Submitted,

Kelly Kilmer
Zoning Board Secretary