

Village of Millerton
Meeting of the Zoning Board of Appeals
August 14, 2024

The Village of Millerton Zoning Board held a meeting on Tuesday, August 14, 2024 at 7:06 PM with Chair Delora Brooks presiding. ZBA members present: Claire Goodman, Kelly Kilmer, Suzanne Stevens, and Ed Stillman. Also present: Emerald Havelin (Recording Secretary), Ian MacDonald (Attorney), Rob Cooper, Clyde Miller, and Marie Miller.

Introduction of New Zoning Board of Appeals Member, Kelly Kilmer

Delora Brooks introduced Kelly Kilmer as the new Zoning Board of Appeals member.

Discussion of 7-9 Main Street Variances

Ray Nelson explained the Automobile Parking Regulations that tenants will have to sign along with the lease prior to moving into the building, believing the form could dissuade applicants if it from living there if it is not something they wish to comply with. Ian MacDonald stated if the Automobile Parking Regulations is embedded within the lease, the property owner has a right to evict the tenants should they not follow the regulations. If the Board chooses to enforce the regulations as a condition of the variance, any regulation not met would be a zoning violation subject to prosecution and would follow new property owners should the current owner sell the building. Delora mentioned State DOT has offered to help with signage for parking.

Continuation of the Public Hearing: 7-9 Main Street Variance Application

A *Motion* was made at 7:30 PM by Ed Stillman and seconded by Suzanne Stevens to open the Public Hearing for the 7-9 Main Street variance application. All present members agreed.

Ed Stillman elaborated that this multifamily unit is the densest in the village and the owner is looking to double the density.

A *Motion* to close the Public Hearing for the 7-9 Main Street variance application at 7:34 PM was made by Kelly Kilmer and seconded by Suzanne Stevens. All present members agreed.

Ian Macdonald reminded the board they have 62 calendar days to decide on the variances or it will be deemed as denied.

Public Hearing: 19 Meadow Lane Variance Application of Clyde Miller

A *Motion* was made at 7:48 PM by Kelly Kilmer and seconded by Suzanne Stevens to render a decision on the 19 Meadow Lane Variance Application of Clyde Miller. All present members agreed.

The variance approval is subject to removing the old shed once the new shed is finished. There will be no electrical hooked up. See Record of Findings (attached).

A *Motion* was made at 8:59 PM by Ed Stillman and seconded by Suzanne Stevens to accept the Record of Findings, determine that the benefit to the applicant in granting this variance outweighs the detriment, health, and safety of the community, and to grant the variance requested. All present members agreed.

ZBA Discussion of 7-9 Main Street Variance Application – SEQRA

A *Motion* was made at 8:23 PM by Kelly Kilmer and seconded by Suzanne Stevens to declare the ZBA as lead agency for the environmental review of the project, that the project will not have

a significant impact on the environment, and to authorize the ZBA Chair to sign Part 3 of the Short EAF, and that a Negative Declaration is issued. All present members agreed.

Next ZBA Meeting

The next ZBA meeting will be held on September 4, 2024 at 6:00 PM.

Minutes 6/25/24

A *Motion* was made by Ed Stillman and seconded by Claire Goodman to approve the minutes from 6/25/2024. Kelly Kilmer abstained from the vote. All remaining members agreed.

Adjourn

A *Motion* was made at 8:12 PM by Ed Stillman and seconded by Suzanne Stevens to adjourn the meeting. All present members agreed.

Respectfully submitted,

Emerald Havelin

Planning and Zoning Secretary