

Village of Millerton
Meeting of the Zoning Board of Appeals
June 3, 2025

The Village of Millerton Zoning Board held a meeting on Tuesday, May 6, 2025. The meeting was called to order at 6:05 PM with Chair Delora Brooks presiding. ZBA members present: Claire Goodman, Suzanne Stevens, and Ed Stillman. Absent: Kelly Kilmer. Also present: Caroline Farr-Killmer (Recording Secretary), Ian MacDonald, and members of the public.

Executive Session

A **Motion** was made by Ed Stillman and seconded by Claire Goodman to enter executive session at 6:06 PM. All present members agreed.

A **Motion** was made by Ed Stillman and seconded by Suzanne Stevens to return to regular session at 6:20 PM. All present members agreed.

7-9 Main Street area variance overview

May 6th, 2025 meeting: The public hearing for 7-9 Main Street was held on 5/6/2025, where Ray Nelson presented the variance proposal to the Zoning Board members and to members of the public that were present. The presentation included two different sets of plans, one plan for nine apartments and the other plan for six apartments.

Mr. Nelson stated that there are presently twelve units without obtaining permits, and in order to do any work on the building, the situation needs to be resolved. It was made clear by Mr. Nelson that the building is legally only allowed to have six occupied apartments. One of the goals of this variance is to improve the safety of the building and provide more housing opportunities.

Following the public hearing, the SEQR, Record of Findings, and other documents regarding the variance were set to be completed at the 6/3/2025 meeting.

June 3rd, 2025 meeting: The Zoning Board of Appeals began with completing the required documentation for the variance.

A **Motion** was made by Ed Stillman and seconded by Suzanne Stevens to approve the SEQRA. All present members agreed.

A **Motion** was made by Ed Stillman and seconded by Suzanne Stevens to adopt the Record of Findings. All present members agreed.

Approved on:

A **Motion** was made by Ed Stillman to deny the applicant's application for the two variances. After a roll call vote, all present members voted aye to deny the application.

Minutes 4/1/2025 & 5/6/2025

4/1/2025 minutes will be approved at the July 1st meeting after Kelly Kilmer and recording Secretary Caroline Farr-Killmer further review them and make some changes.

A **motion** was made by Claire Goodman to approve the 5/6/2025 minutes and was seconded by Suzanne Stevens.

Adjourn

A motion was made by Ed Stillman and seconded by Suzanne Stevens to adjourn the meeting at 7:00 PM. All present members agreed.

Respectfully submitted,

Caroline Farr-Killmer

Planning and Zoning Secretary

Approved on: