

**Village of Millbrook
Zoning Board of Appeals
Meeting Minutes
July 9, 2012**

Call to Order: Meeting was called to order at 7:03PM by Chairman Joel Diemond.

In Attendance: Chairman Joel Diemond, John Hay, Andrew Doro, Robert Knapp and Earl Meyers.

Review of Minutes: N/A.

Old Business: N/A

New Business: **Public Hearing for Jillian and Christopher Quinn – Request for Variance to convert an existing garage to an Accessory Dwelling Unit located at 44 Merritt Avenue in the Village of Millbrook.**
Christopher and Jillian Quinn were present to address the Zoning Board Members and attendees (Robert and Mary O’Keefe). Chairman Diemond confirmed that they were requesting a side and rear yard variance for a pre-existing and non-conforming area. Chairman Diemond also confirmed that all the buildings on the Quinn’s property were well within the required coverage area required by the Village Code. Mr. Quinn reviewed the site plan and hand-drawn schematic of the property for the Board members and stated that the proposed ADU will use the same footprint, same height, same everything – “just nicer”. He confirmed that only the garage will be converted; the barn will just be “fixed up” with new doors and touch-up. Chairman Diemond asked about parking. Mr. Quinn assured him that there is ample parking – currently a designated 30 ft x 40 ft area as well as additional parking on the side of the garage. Mr. Hay asked how many people would live in the ADU. Mr. and Mrs. Quinn stated that there would be no more than 2 – but preferrably only 1 person. Mrs. Quinn stated that they thought affordable housing was badly needed in the Village. Chairman Diemond asked if the Planning Board had any questions on this proposal. Ms. Gould responded that they did not and looked favorably on this proposal. Chairman Diemond asked if the Board members had any questions.... With none forthcoming he asked for motion to conclude the discussion portion of the Public Hearing. Mr. Doro moved and Mr. Hay seconded the motion. All were in favor.

Chairman Diemond asked for a motion to move to the Village of

Millbrook Code - Zoning – Chapter 230 – to review the checklist required to approve an Area Variance. Mr. Hay moved and Mr. Doro seconded the motion. All were in favor.

- (a) Will an undesirable change be produced in the character of the neighborhood or a detriment to nearby properties be created by the granting of an area variance? The Board unanimously said “NO”.
- (b) Can the benefit sought by the applicant be achieved by some method, feasible for the applicant to pursue, other than an area variance? The Board unanimously said “NO”.
- (c) Is the requested area variance substantial? The Board unanimously said “NO”.
- (d) Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district? The Board unanimously said “NO”.
- (e) Was the alleged difficulty self created, which consideration shall be relevant to the decision of the Board of Appeals, but not necessarily preclude the granting of the area variance? The need for a variance was self created by a desire to improve the property and does not impair the Zoning Board of Appeal’s ability to grant the variance.

The Board voted unanimously to approve the Quinn’s request for a side and rear yard area variance.

Other Business:

Motion to Adjourn: Motion was made by Mr. Hay and seconded by Mr. Doro to adjourn. All were in favor. The meeting was adjourned at 7:20PM.

Respectfully Submitted:

Suzanne Gould
Secretary
Zoning Board of Appeals