

Village of Millbrook
Zoning Board of Appeals
Meeting Minutes May 19, 2025

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A regular meeting of the Village of Millbrook Zoning Board of Appeals was held on Monday, May 19, 2025, at Village Hall, 35 Merritt Avenue at 6:00 p.m. Chairman Mark Vila called the meeting to order. Board members, Michael Flanigan, Earl Myers and Keith Del Valle were in attendance.

The pledge of Allegiance was led by Mark Vila.

Review of Minutes: Minutes from the October 28, 2024 Zoning Board of Appeals meeting were reviewed. Motion was made by Michael Flanigan and seconded by Earl Myers to accept the minutes as written. All were in favor.

New Business

Public Hearing for 05-19-25 AREA Variance: Halycon Village Condominium the owner of parcel located in the BCB zoning district. Request relief of 3' side yard setback to construct an inground pool section 230-attachement 2 schedule of Lot and Bulk requirements of the Village of Millbrook Zoning Law requires a 30' Side yard setback.

Chairman Vila asked for a motion to open the public hearing. Chairman Vila made a motion, Earl Myers second. All were in favor. PUBLIC HEARING OPEN.

Ed Evans president the home owners association addressed the board and discussed the proposed project. There was a land swap between the park and the condos. The park received their old pool and pool house and they want to rebuild what the condominiums originally had. The board asked if any neighbors had any concerns. No concerns were brought up at the meeting. All residents present at the meeting were in favor.

Chairman Vila asked for a motion to close the public hearing, Chair Vila made a motion to close the public hearing, Earl Meyers second. All were in favor. PUBLIC HEARING CLOSED.

Chairman Vila addressed the record of findings:

Character of the Neighborhood and Detriment to Nearby Properties

None

Alternative Methods for Achieving Benefit Sought by Applicant

None

Substantiality of Variance Requested

Minor

Effect or Impact on Physical or Environmental Conditions in the Neighborhood

No

Self-Creation of Difficulty

Yes

Other Consideration

No Considerations

New Business

Public Hearing for 05-19-25 AREA Variance: Halcyon Village Condominium the owner of parcel located in the BCB zoning district. Request relief of 16'5" side yard setback to construct a pool house section 230-attachement 2 schedule of Lot and Bulk requirements of the Village of Millbrook Zoning Law requires a 30' front yard setback.

Chairman Vila asked for a motion to open the public hearing. Earl Meyers made a motion, Michael Flanigan second. All were in favor. PUBLIC HEARING OPEN.

Ed Evans addressed the board and discussed the proposed project and the need for the pool house. The board asked if any neighbors had any concerns. No concerns were brought up at the meeting and no other comments were made.

Chairman Vila asked for a motion to close the public hearing, Michale Flanigan made a motion to close the public hearing, Earl Meyers second. All were in favor. PUBLIC HEARING CLOSED.

Chairman Vila addressed the record of findings:

Character of the Neighborhood and Detriment to Nearby Properties

None

Alternative Methods for Achieving Benefit Sought by Applicant

None

Substantiality of Variance Requested

Minimal

Effect or Impact on Physical or Environmental Conditions in the Neighborhood

None

Self-Creation of Difficulty

Yes

Other Consideration

None

ZONING BOARD OF APPEALS

Based upon the record of findings, Chairman Vila asked for a motion to grant the variances. Chair Vila made a motion, Earl Meyers second, the vote was as follows: Mark Vila, Earl Meyers Aye, Keith Del Valle , Aye, Michael Flanigan. **AREA VARIANCES GRANTED.**

There being no further business, the meeting adjourned at 6:08 p.m

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Respectfully Submitted,

Justin Noyes, Secretary