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ZONING BOARD OF APPEALS

October 28, 2024

A regular meeting of the Village of Millbrook Zoning Board of Appeals was held on Monday, October 28, 2024, at Village Hall, 35 Merritt Avenue at 5:30 p.m. Chairman Mark Vila called the meeting to order. Board members, Timothy Capowski, Michael Flanigan and Earl Myers were in attendance.

The pledge of Allegiance was led by Mark Vila.

New Business

Rod Brown the owner of a .12 acre parcel located in the RMF zoning district grid no.6764-14-381259. Request relief of 25' front yard setback to construct a covered porch 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. Mr. Capowski made a motion, Mr. Meyers second. All were in favor. PUBLIC HEARING OPEN.

Rod Brown addressed the board and discussed the proposed project and the need for the covered porch. The board asked if any neighbors had any concerns. No concerns were brought up at the meeting and no neighbors were present at the meeting.

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

Chairman Vila addressed the record of findings:

Character of the Neighborhood and Detriment to Nearby Properties

Consistent with the character of the neighborhood

Alternative Methods for Achieving Benefit Sought by Applicant

There were no alternative methods discussed

Substantiality of Variance Requested

Not substantial

Effect or Impact on Physical or Environmental Conditions in the Neighborhood

There was no impact discussed

Self-Creation of Difficulty

The porch will be self-created

Other Consideration

No other considerations were discussed

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Based upon the record of findings, Chairman Vila asked for a motion to grant the variance. Mr Vila made a motion, Mr. Capowski second, the vote was as follows: Mark Vila, Aye, Timothy Capowski, Aye, Michael Flanigan, Aye, Earl Meyers, Aye. **AREA VARIANCE GRANTED.**

There being no further business, the meeting adjourned at 5:43 p.m

Respectfully Submitted,

Justin Noyes, Secretary