

Village of Millerton
Meeting of the Zoning Board of Appeals
February 8, 2023

The Village of Millerton Zoning Board held a meeting on Wednesday, February 8, 2023, at 6:08 PM with Chair Delora Brooks presiding. Other ZBA members present: Lisa Erdner and Ed Stillman. Also present: Anna Clune (secretary), Ray Nelson (architect), Catherine Fenn, and Planning Board members Lance Middlebrook, Patti Lynch-VandeBogart, and Carol Gribble. Absent: ZBA members Ron Orlando and Chris Antonelli.

Roll was called at 6:09 PM.

Government E-Mails

Anna Clune reported that information about Village of Millerton e-mail accounts had been sent out to ZBA members, and she distributed a contact list with the new addresses of ZBA and Planning Board members.

5902 South Elm Avenue

Clune reported on developments from the 1/11/2023 Planning Board meeting on the proposed new residence at 5902 South Elm Avenue: (1) SEQR had been declared a Type II action, requiring no further environmental review; and (2) the project was submitted to Dutchess County Department of Planning and Development because of its proximity to Route 22, a state highway. The County had responded “no comment” and that the project was “a matter of local concern.”

Delora asked if ZBA members had questions or comments about the variances requested for the project. Ed Stillman asked for clarification about the number of variances that needed to be considered. Clune commented that—according to the denial letter for the building permit as well as Nelson’s zoning calculations—there were five required variances, each corresponding to a different zoning code.

Lisa Erdner asked for clarification about the site drawings in terms of the proposed residence’s extension into the LC zone, and Nelson explained the borders and shadings on the plans. Erdner requested a worksheet that would help Board members make their determinations on each variance, and Clune agreed to provide it.

Brooks pointed out that the project presented an improvement over the previous house in that the front setback was significantly greater than before. She said that this positive might outweigh the fact that more of the proposed residence was in the LC zone, but that this discussion would take place after the required public hearing.

It was decided that the required public hearing would be scheduled. Clune discussed the advance time necessary to publicize the hearing.

Motion was made by Ed Stillman at 6:17 PM, that the ZBA would hold a public hearing on Wednesday, March 1, at 7 pm on the application of 5902 South Elm Avenue for variances on a building permit. The motion was seconded by Lisa Erdner. All three ZBA members present voted in favor, and the motion passed.

Adjourn -

Motion was made by Lisa Erdner to adjourn the meeting at 6:23 PM and seconded by Ed Stillman. All three members in attendance approved and the motion passed.

Respectfully Submitted,

Anna Clune
Planning, Zoning and Building Secretary

APPROVED: