

ZONING BOARD OF APPEALS MEETING MINUTES – FINAL
TUESDAY, AUGUST 17, 2021

MEMBERS PRESENT:

Phillip Zemke, Chairman
Stephanie Fitzpatrick
Ingrid Kulick

MEMBERS ABSENT:

Rocco Mancini
Travis McHale

ALSO PRESENT:

Debra Blalock, Town Board Liaison

Chairman Zemke opened the meeting at 7:00 p.m.

Public Hearings: **None**

Applications:

1. **Camburn Area Variances** – Karen Camburn was present for her application for area variances for an existing garage and shed on her property located at 168 Academy Hill Road, tax grid number 6571-00-160797 consisting of 0.40 acres in the A3A zoning district. Ms. Camburn said we bought the property as a foreclosure and did not know there were no permits for the shed and garage. We moved the shed behind the dwelling but we can't move the garage as that would require the driveway to be on the adjoining property. The garage does not meet the front setback. It is an existing condition we are trying to make legal. Ms. Camburn showed the board the location of the well and septic on the map. She said they replaced the system that was there. The board agreed the application is complete and that they would do a site visit. Ms. Camburn said the board is welcome to just drive up and look around.

Ms. Fitzpatrick motioned that the board set the date for the public hearing for the September 22, 2021 ZBA meeting. Ms. Kulick seconded.

Phillip Zemke, Chairman	Aye	Rocco Mancini	Absent
Stephanie Fitzpatrick	Aye	Travis McHale	Absent
Ingrid Kulick	Aye		

Motion carried 3-0

Chair Zemke motioned that the board declare this application to be a Type II action under SEQRA requiring no further review. Ms. Kulick seconded.

Phillip Zemke, Chairman	Aye	Rocco Mancini	Absent
Stephanie Fitzpatrick	Aye	Travis McHale	Absent
Ingrid Kulick	Aye		

Motion carried 3-0

2. **Honig/Jansen Special Use Permit** – Hart Marlow appeared as the authorized representative for the special use permit application for Cees Honig and Sabine Jansen for a detached accessory apartment on property located at 674 Milan Hill Road, tax grid number 6573-00-179093 consisting of 10.65 acres in the A5A zoning district. Mr. Marlow said the house is under construction. The homeowner wants to build a 1,050 square foot two car garage with a small

apartment and presented the floor plan. He said it is a simple two car garage with a small living and kitchen area and bedroom and bathroom. The garage will be well off the road and not visible from the street except possibly a little in the winter months. The house is about 1,600 square feet. Chair Zemke said we will need something from the Board of Health that the existing septic can handle the additional capacity of the apartment. Mr. Marlow said they have a four bedroom approval. The existing house has three bedrooms. The well meets the requirements for the apartment. They had to bring in a ton of soil to raise up the system. The clerk will provide the Board of Health letter to the board. The board members agreed that a site visit is not necessary.

Ms. Fitzpatrick motioned that the board set the date for the public hearing for the September 22, 2021 ZBA meeting. Chair Zemke seconded.

Phillip Zemke, Chairman	Aye	Rocco Mancini	Absent
Stephanie Fitzpatrick	Aye	Travis McHale	Absent
Ingrid Kulick	Aye		

Motion carried 3-0

Ms. Kulick motioned that the board declare this application to be a Type II action under SEQRA requiring no further review. Ms. Fitzpatrick seconded.

Phillip Zemke, Chairman	Aye	Rocco Mancini	Absent
Stephanie Fitzpatrick	Aye	Travis McHale	Absent
Ingrid Kulick	Aye		

Motion carried 3-0

Administrative Items:

Ms. Kulick motioned that the Zoning Board of Appeals accept the minutes of the June 23, 2021 meeting as presented. Ms. Fitzpatrick seconded.

Phillip Zemke, Chairman	Aye	Rocco Mancini	Absent
Stephanie Fitzpatrick	Aye	Travis McHale	Absent
Ingrid Kulick	Aye		

Motion carried 3-0

Discussion Items/Correspondence:

- ZBA Procedures – Since there were only three members at this meeting, the board members agreed to wait until the next meeting to review the proposed ZBA procedures.
- A letter was received from Campanelli & Associates regarding the 5G Rollout. The Town Board has started working on this.

Town of Milan Zoning Board of Appeals Meeting Minutes – Final – 08-17-2021

A motion was made by Chair Zemke and seconded by Ms. Fitzpatrick to adjourn the meeting at 7:18 p.m.

Phillip Zemke, Chairman	Aye	Rocco Mancini	Absent
Stephanie Fitzpatrick	Aye	Travis McHale	Absent
Ingrid Kulick	Aye		

Motion carried 3-0.

The next regular meeting will be held on Wednesday, September 22, 2021 at 7:00 p.m. at the Town Hall.

Respectfully submitted,

Karen Buechele, Clerk
Planning and Zoning

cc: Catherine Gill, Town Clerk
Town Board