

ZONING BOARD OF APPEALS MEETING MINUTES – FINAL
WEDNESDAY, JULY 27, 2022

MEMBERS PRESENT:

Phillip Zemke, Chairman
Ingrid Kulick
Rocco Mancini
Travis McHale

MEMBERS ABSENT:

Jake Stortini

ALSO PRESENT:

Debra Blalock

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

Public Hearings: None

Applications:

1. **McDermott Special Use Permit** - Edward and Ferijet McDermott were present for their special use permit application for an existing accessory apartment at property located at 21 Contentment Lane, tax grid number 6573-00-128374. Mr. McDermott said when they built the house, his parents lived down there but now it's empty so they are using it for a short-term rental through Airbnb. The apartment has one bedroom and an office. Chair Zemke said the office looks like a bedroom and has a closet and a smoke detector. Mrs. McDermott said there is no door on what could be considered a closet and there is no door on the room itself. Chair Zemke said under Section 200-17 of the zoning code, the area of the accessory apartment within a dwelling is limited to a maximum of 900 square feet or 25% of the principal structure, whichever is less. However, the ZBA has the flexibility during review to allow additional square footage if it appears to be warranted. This apartment is 1,600 square feet so that board will consider that during review.

Chair Zemke motioned that the Zoning Board of Appeals declare the McDermott special use application to be a Type II action under SEQRA requiring no further review. Ms. Kulick seconded.

Chair Zemke	Aye	Mr. Mancini	Aye
Ms. Kulick	Aye	Mr. McHale	Aye

Motion carried 4-0.

Ms. Kulick motioned to set the public hearing date for the McDermott application for the Wednesday, August 31st ZBA meeting. Mr. Mancini seconded.

Chair Zemke	Aye	Mr. Mancini	Aye
Ms. Kulick	Aye	Mr. McHale	Aye

Motion carried 4-0.

The board members would like to visit the site. They should call Ferijet McDermott at 845-702-0081 to schedule a time.

Administrative Items:

Ms. Kulick motioned that the Zoning Board of Appeals accept the minutes of the February 23, 2022 meeting as presented. Mr. McCale seconded

Chair Zemke	Aye	Mr. Mancini	Aye
Ms. Kulick	Aye	Mr. McHale	Aye

Motion carried 4-0.

Discussion Items/Correspondence:

Mr. Zemke said he attended the short-term rental webinar which was very informative.

Chair Zemke motioned to adjourn the meeting at 7:20 p.m. Mr. Mancini seconded.

Chair Zemke	Aye	Mr. Mancini	Aye
Ms. Kulick	Aye	Mr. McHale	Aye

Motion carried 4-0.

The next meeting will be held at the Milan Town Hall on Wednesday, August 31, 2022 at 7:30 p.m.

Respectfully submitted,

Karen Buechele, Clerk
Planning and Zoning

cc: Catherine Gill, Town Clerk
Town Board