

TOWN OF MILAN ZONING BOARD OF APPEALS MEETING MINUTES - FINAL
WEDNESDAY, NOVEMBER 18, 2009

MEMBERS PRESENT:

Jack Grumet, Chairman
John Schneider
Guy Russell
Phillip Zemke

MEMBERS ABSENT:

Rocky Mancini

Chairman Grumet opened the meeting at 7:04 p.m.

Applications:

1. **Sheila Marino** - Sheila Marino appeared before the Board regarding her special use permit application to convert part of her house into an accessory apartment on property located at 127 Lamoree Road, tax grid number 6470-00-075060. She said she is not changing the number of bedrooms or baths. It is her primary residence. The house was built in 1964. Chairman Grumet said one requirement of a special use permit is to keep the architecture consistent with what is there now. Ms. Marino said she is not changing the exterior of the house now. She may at some point down the road, add dormers. Chairman Grumet said it would be helpful to have pictures of the outside of the house. Ms. Marino said she has two front doors now; they never use the main front door. She is considering adding another front door that will go directly into her house. She will be using the existing set of steps which go down and make a turn, but said she will probably have to modify them as she thinks the treads are narrow. She said she is considering putting in a separation wall with an access door. Chairman Grumet said the Board would need to see how she is planning to configure the down stairs. Ms. Marino said she is keeping the house as a four bedroom. She would convert the existing living room into her son's bedroom and then convert the dining room into a living room. Mr. Zemke suggested she talk with Don Smith, Milan's Building Inspector, to make sure she meets the building code to convert the one family house to a two family house as there may be separation issues. Chairman Grumet agreed with that and suggested she meet with Don at her house. Ms. Marino agreed to do that and said she is trying make her house pay for itself as far as taxes go. She said eventually, she would like to make it into a bed and breakfast. Chairman Grumet said here in Milan, we want to promote accessory apartments and affordable housing. This board will do what we can to move things along but there are specific requirements for a special use permit, one of them being that the principal structure must be owner occupied and another which limits the floor area. The maximum floor area shall not exceed 25% of the total floor area of the principal dwelling or 900 square feet, whichever is less. This proposal exceeds the 25% but the ZBA can vary that if the circumstances warrant it and in this case, your proposal fits very nicely into the principal dwelling. Chairman Grumet said this Board will also need to know where the existing septic and well is and how old the septic is since you will be increasing usage. Ms. Marino said she believes the septic was just redone and a concrete

tank was installed. Ms. Marino said she is not going to allow the tenants to use a dishwasher or washing machine and at most, it would be an additional two people. When asked about parking, Ms. Marino said she has plenty of parking and room for a turn around area.

Chairman Grumet said in order to move forward, the following items need to be submitted to the Zoning Office no later than December 2nd for the December 16th meeting: photos of the outside of the house, drawing showing the proposed changes to the front entrance, the layout of the existing first floor including the width of the steps and doorways, dimensions of the upstairs windows, proposed changes with the stair well, location and information about the existing well and septic, parking area indicated on the site plan, and the walk through with Don Smith. When asked, Ms. Marino said it would be fine for ZBA members to stop by but if they want to see the inside layout, they need to call first. Ms. Marino asked about taxes and Mr. Zemke said you are increasing a single family dwelling to a two family dwelling which increases the worth of the house so the taxes will go up but that she should contact the assessor to get an idea of how much.

Mr. Zemke motioned to set the date for the public hearing for the December 16th regular ZBA meeting providing the applicant submits all of the necessary information to the Zoning Office no later than December 2nd. Mr. Russell seconded. All aye. Motion carried 4-0.

Administrative Items:

- Approval of Minutes: Mr. Schneider motioned that the ZBA accept the minutes of the October 28, 2009 regular meeting as amended. Mr. Russell seconded. All aye. Motion carried 4-0.

Mr. Zemke motioned to adjourn the meeting at 7:26 p.m. Mr. Russell seconded. All aye. Motion carried 4-0.

The next ZBA meeting is scheduled for Wednesday, December 16, 2009 at 7:00 p.m. at the Town Hall. **This is the third Wednesday of the month, not the regular fourth Wednesday of the month, due to the Holidays.**

Respectfully submitted,

Karen Buechele, Clerk
Planning and Zoning

cc: Catherine Gill, Town Clerk
Town Board Members