

Village of Greenwich
Zoning Board of Appeals Minutes
Wednesday, September 4, 2019
7:00 PM

Attendees:

David Doonan - Zoning Board of Appeals Member
Jill Tefft - Zoning Board of Appeals Member
Zachary Infante - Zoning Board of Appeals Member
Eric Becker – Village Building Inspector
Michelle Morris – Prospective Buyer

1. Opening

The meeting officially commenced at 7:05 PM. The meeting was called to review a potential change of use for the building located at 86-88 Main Street from commercial use to mixed use, commercial and residential. Also present for the meeting was village planning board member Kyle VanDewater, the current owner of the building, Dr. Carroll, as well as a friend of Ms. Morris.

2. Morris

Morris stated her intentions to buy the building from the current owner. A former restaurant owner in Saratoga, Morris wishes to use the front half of the building for a new business venture, a catering operation. She would like to use the back half of the building as her primary residence. Morris stated that there are no intentions of changing the current floor plan, just minor upgrades to the existing bathroom and cosmetic changes. The building was just inspected the week prior to the meeting and was deemed to be in excellent shape.

Morris informed the ZBA that the building footprint takes up the entire lot that it is on. This poses challenges for parking. Morris, her friend and Dr. Carroll left at 7:30 PM. The ZBA informed Morris they would be in contact regarding their decision.

3. Deliberation

The ZBA, along with Mr. Becker, reviewed the village code to interpret the parking situation. The ZBA was previously notified by village attorney Andy Kelly that upon the sale of the building, the previously grandfathered aspects of the building and lot would no longer apply. It was determined that in order to change the zoning of the building, 1.5 parking spaces would be needed per dwelling unit. As Ms. Morris wishes to have her primary residence on the first floor and there is an existing apartment on the second floor, a total of 3 parking spaces would be needed. There is no room on the existing lot for these spaces as previously mentioned, the building footprint takes up the entire lot.

5. Conclusion

The ZBA agreed to consult with Mr. Kelly regarding his interpretation of the code. Mr. Becker offered to contact Mr. Kelly on the following day. No vote on the matter was held.

The meeting officially closed at 8:15 PM.

UPDATE: Mr. Becker and Mr. Kelly reviewed the zoning law requirements on the afternoon of September 5, 2019. Together, they determined Ms. Morris would also need a variance from the parking requirements. In order to get a use variance, Ms. Morris must meet the standard in section 604.2 (b).