

**Village of Greenwich
Zoning Board of Appeals Minutes
Wednesday, April 3, 2024
7:00 PM**

Attendees:

Zachary Infante - Zoning Board of Appeals Member
Aaron Kendall - Zoning Board of Appeals Chairman
Sarah Haynes - Zoning Board of Appeals Member
George Casey - Zoning Board of Appeals Member
Michelle DeGarmo - Property Owner
Liza Rodriguez - Architect, Tap Inc
Tess Healey - Engineer, Van Guilder Engineering
Amanda Hurley - Mayor
Andrew Mollica - Zoning Officer

1. Introduction

This public meeting was held for the Zoning Board of Appeals to review a sketch plan for 126 Main Street. The project is seeking variances for parking, lot size, building height and zoning classification.

Chairman Aaron Kendall made a motion to open the meeting at 7:00 PM and the meeting officially commenced.

2. 126 Main Street

Ms. Rodriguez presented a site plan showing proposed changes to the site. The ZBA expressed concerns regarding a new construction build on the lot and made suggestions about contacting village DPW workers regarding integration into existing infrastructure.

It was determined that there should be little granting variances, as the project will largely be placed on the footprint of the former building. Ms. DeGarmo expressed that she would be signing a 99 year lease with Dan Pettys of Levy Breaks, LLC for an undetermined number of parking spaces. Under existing zoning laws, the project would require 26 parking spaces, 15 commercial and 11 residential.

Ms. Healey requested a letter of zoning compliance by April 9 to continue engineering work on the project in a timely fashion.

SEQR part 2 was completed as a group.

3. 4 Washington Square

After discussion of 126 Main Street, the meeting turned its focus to another of Ms. DeGarmo's properties, 4 Washington Square. This was a more informal discussion regarding the use of the building. It was determined that this project will require a commercial parking variance.

4. Conclusion

A formal public meeting to highlight these projects was scheduled.

The meeting was adjourned at 8:10 PM.