



## Greenwich Village ZBA Meeting Minutes

**Meeting Held on:** 5/8/2024 – 7pm

**ZBA Members in attendance:**

Aaron Kendall, Sarah Haynes, George Casey

**7:00pm** Start

Official opening to ZBA meeting by Aaron K. First item on agenda is 4 Washington Street – special use permit

- Special Use Permit – Additional of B zoning added to R zoning property
- On site currently 5 parking spaces and 2 garage parking spaces
- 5 current employees who will be on site daily – max of 10 employees on training days which are not frequent. Other employees will street park during large training days.
- Flatley Reed will be moving into the space and would like the building to be classified as mixed use Residential and Business. This way if the business grows to large for the space the house can still be used as the original zoned intent of Residential but has the option of being used for Business.

**7:02pm** AK opened the public hearing

- No comments from attendees

**7:02pm** AK closed the public hearing

AK made a motion to approve the special use permit for 4 Washington Street.

**In favor 3 / opposed 0 – unanimous yes from the ZBA**

**7:03pm** – Moved on to second item on the agenda which is 2 Highland Avenue – Area Variance sketch plan review.

- Applicant wishes to receive relief from side yard and rear yard setbacks to create a deck off of his house on the back yard side. Due to the strange triangular shape of the lot he is requesting relief from the setbacks.
- Applicant presented plot plan showing that the deck will not encroach more than 20' to the property line.
- ZBA members reviewed any questions with applicant on the application/forms.
- SEQR part 2 was reviewed and filled out together in meeting.
- ZBA will schedule the public hearing and it will be posted by the clerk.

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**Phone: (518) 692-2755**

**Fax: (518) 692-8657**

**7:06pm** – Moved on to third and final item on agenda 200 Main Street – Special Use Permit

- Applicant would like to get a special use permit for a current business zoned space that they would like to use as a religious space.
- Current space has 8 rooms
  - Largest room @ 12 occupancy = 3 parking spaces
- 3 staff members plus Transient visitors (daily)
- 30-40 people max for an event that happens 1/month
- Will be in operating hours mostly on nights and weekends
- Permission from building owner to use entire parking lot areas during event(s)
- ZBA members reviewed any questions with applicant on the application/forms.
- ZBA members requested a plot plan showing parking areas and current parking spaces/parking count.
- ZBA will send plan to county – once we hear back from county the ZBA will schedule the public hearing and it will be posted by the clerk

**7:19pm** AK closed the meeting

*Meeting Minutes Submitted by:*  
*Sarah Haynes*  
*ZBA Secretary*  
*5/28/2023*

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