

**Village of Millbrook  
Village Planning Board  
May 22, 2008 Meeting**

***Call to Order*** Meeting began at 7:31 p.m.

***In Attendance*** Linda Roberts, Chairman, Joe Still, Joe Forte, Charles Colomello, David Clouser, Engineer/Planner

***Review of Minutes*** Minutes of last meeting were reviewed. Joe Still accepted and Joe Forte seconded. All were in favor.

***New Business*** **Thornedale, LLC.- Sign Review**

This sign review will be completed at the June meeting. No one could attend for May's meeting.

**Millbrook Early Childhood Education Center- Sign Review**

Elizabeth Colkin came before the Planning Board for a sign review. Showing the Board a diagram of the 24X12 sign as well as the swatches of the colors she plans on using for the sign. The sign will be placed beyond the stone wall, in the grass where the hill slopes a bit to the right of the driveway. It will be attached to a wooden post with a wooden arm and attached with closed "S" hooks off of the arm. After stating that there will only be 5 feet 5 inches from the bottom of the sign to the ground, Joe Still recommended that a taller post may be needed to make that distance a full 6 feet. A recommendation was also made that instead of using a taller post, raising the arm up 6 inches since there is enough room with the proposed post to do so. Linda Roberts addressed the colors that will be used and Elizabeth pointed out that they are the same colors used currently in all of the Center's flyers and brochures. No other recommendations were made and with that Joe Still made a motion to pass the updated proposed sign, Charles Colomello seconded, all were in favor.

**Millbrook Partners- Change of use/Sign Review**

Mr. David Brinkerhoff and Mr. Robert Whaley came before the Planning Board to discuss their building located at 160 Church Street. Currently there are commercial office spaces on the first floor and an apartment on the top floor. They would like to make

the entire building office spaces. Parking for this building is a public parking lot located directly across the street. With this change of use there will not be a lot of interior changes and no walls will be moved. Millbrook Partners is simply looking to reside the building, removing all of the old asbestos siding, refinish all wood fixtures, and replace all of the existing windows with new windows. The board recommend that the Architectural Advisory Committee be contacted in regards to the exterior plans. At this time, is no current elevation. Mr. Whaley stated that both the building inspector, as well as the AAC have already been contacted. After looking over the proposed plans as well as the codes further, Mr. Clouser stated that this is a permitted use in the district and that there should be no issues, therefore no site plan is needed. The Planning Board will review their change of use proposal and refer it to the building inspector.

Linda Roberts than went over the sign review. This is a 14½ X 11½ sign that will be affixed to the building itself. The existing post will be taken out and only one sign will be used. Joe Forte asked if there will be any lighting for the sign at night and Mr. Brinkerhoff answered that there will not be. There also will be no additional outside lighting at night on the building itself. Currently there is a light fixture at each door but they will remain off.

#### ***Public Hearing***

#### **Cardinal Hayes Home for Children**

Linda Roberts opened the continuation of the public hearing on Cardinal Hayes.

Fred Apers, Executive Director of Cardinal Hayes introduced Mr. Wayne Frenzel who than provided the Board with an update on what the school has continued to review, and changes that have been made since last month.

Mr. Frenzel went on to read a brief statement he prepared of the revisions that have been made to site plans as well as notes from a meeting that Cardinal Hayes held with their abutting and adjacent neighbors on the school site.

Brad Roeller, then spoke in regards to the proposed landscaping plan that Cardinal Hayes has before the Board. He went on to state that the current plan basically mirrored the landscaping that had been approved in prior developments which relied on tried and true landscaping plans from the past. Now, because of where the new building will be placed and the low, damp area that will be up against the proposed building, Mr. Roeller feels as though the proposed landscaping may not be the best for that area. He is recommending that indigenous species that either are present or were present in that site be used. It has been brought to his

attention that the biggest concern over the landscaping plan by the neighbors is not what type of species will be used but the ability to maintain a view shed once trees are removed to make way for the proposed building. After attempting, with no success to pinpoint critical view sheds both by car and by foot of this area, Mr. Roeller feels that the plan may be best served by giving Cardinal Hayes leeway to revise the landscaping plan once the trees that are slated for removal are removed and the footprint and elevation of the building are in place. Mr. Roeller has offered his expertise to continue to work with Cardinal Hayes on their landscaping plan to ensure not only a view shed is maintained but also to ensure that remaining trees are protected by construction.

Linda Roberts then went on to read from the letter submitted by the Architectural Advisory Committee's Chair, David Greenwood.

This letter is attached to the minutes and is on the record.

Linda Roberts then went on to read a letter submitted by Dr.

Thomas Beaumont. At his request this letter has also been attached to these minutes and is on the record.

After Dr. Beaumont followed up his letter by stating that there is no home in the Village of Millbrook, unless built in the middle of a pasture, that has not caused the removal of trees and Cardinal Hayes, in doing so, is not irresponsible. He also went on to state that he feels seeing Cardinal Hayes as you come into the Village speaks well for the humanity of the community and he urges the Board to disregard the complaints made against Cardinal Hayes and pass their proposal swiftly.

Mr. Anthony Sloan, an adjacent property owner, then spoke after stating that he felt very happy about meeting with Cardinal Hayes and briefly touched on the removal of trees. He stated that at a May 12, 2008 meeting with Cardinal Hayes, he and other neighbors signed off on the schools plans to remove 40+ trees and he felt the entire meeting was a very positive one. He went on to state that no one is attacking the institution but are speaking of the laws and regulations that have to be met when building. At this time Mr. Sloan submitted statements that both he and his lawyer typed up as well as an email that Mr. Sloan wrote to Mr. Frenzel and Mr. Apers in regards to the May 12, 2008 meeting. These statements are attached to these minutes and are on the record.

After passing out several copies of these letters, Mr. Sloan went on to skim certain points of these documents. He also went on to say he was disappointed that dialog seemed to end after the May 12, 2008 meeting and there are several points, including the lighting, that he and several residents are still confused on. Mr. Sloan was also disappointed that no other discussion has been made on a Conservation Easement. In response to the question of the

Conservation Easement, Mr. Apers pointed out that there are 13 criteria in obtaining an Easement and Cardinal Hayes is lucky if they meet 1 1/2 of those. 5 of the 13 criteria, with a significant amount of land space must be met for the Conservation Easement. He then went on to read, from the Dutchess Land Conservancy website, the 13 criteria and mentioned that there are currently no Easements in any Village due to this criteria.

Linda Roberts went on to read from Frank Genova's letter that was submitted to the Planning Board prior to the meeting. This letter is attached to these minutes and is on the record.

After Mr. Genova's letter, Linda went on to read a letter submitted by Mr. Donald Robison prior to the meeting. This letter is attached to the minutes and is on the record.

Theresa Rotunno, an abutting neighbor to Cardinal Hayes then spoke in regards to some of the concerns the other residents have brought up. One being the lighting. She stated that out of any neighbor she probably sees Cardinal Hayes the best and the lights have never bothered her at night. She also went on to comment on the concerns of some that property values will decrease as the school becomes larger. She stated that Cardinal Hayes, is by far, the largest employer in the immediate area and to stop them from growing could be dangerous to our local economy. After a few more quick comments from the residents, Joe Still made a motion to close the public hearing, Charlie Colomello seconded. Linda Roberts then thanked everyone for attending the Public Hearing and for their input.

#### *Old Business*

#### **Cardinal Hayes Home**

After the Public Hearing was closed the Board sat back down with Mr. Fred Apers, Mr. Wayne Frenzel and Mr. David Clouser to discuss several points that were brought up during the Public Hearing.

David Clouser began by addressing some of the points of concern that were made by the residents. First being the lighting. He said that the new proposed lighting is very shielded and is only 35 watt. On the new building there are only plans for 4 exterior lights not counting 2 sconces which will be mounted on the inside of the doorway for decoration. Linda Roberts went on to ask about the parking lot lights. Currently there are Cobra lights in the parking lot and Mr. Frenzel pointed out that all lights have been put on a timer set to go off at 9:30 p.m. However, this is with the condition that if there is any loitering or other problems that arise due to the lack of lighting, the lights will have to go back on at night.

Next up was the storm water. Dave stated that there will be no new discharges from the new building, therefore this project does not qualify for a DEC permit and will not be regulated by the DEC. There are no discharges being proposed to empty into the wetland and in fact, the footprint of the building was moved 8 feet further away from the wetland.

Next, Brad Roeller was asked to explain to the Board why larger caliber trees will not grow as fast as smaller ones. Mr. Roeller explained that the larger the tree that is planted the longer it will take, sometimes up to 10-15 years, for the root system to handle further growth. From there, Mr. Roeller went on to give his suggestions for plantings and again re-iterated his recommendations on the landscaping plan. Dave Clouser went on to say that you must have an approved landscaping plan on record but you can make it part of the resolution once passed, that the landscaping will be ongoing. Brad Roeller said that he would be willing to submit a planting methodology if it would help to hold Cardinal Hayes accountable for the landscaping that they say they are going to do. Instead of mapping out that they are going to make specific plantings in specific locations they can submit a schematic of the species they will be using.

The Planning Board went on to discuss the concerns of some residents in regards to future parking areas in the front of the lot. Linda Roberts asked for clarification as to why this is a concern seeing as though there are no plans for more parking and it is not proposed on the sight plan. Mr. Anthony Sloan responded. David Clouser then stated that there is no further build out and it is stated on the site plans. This is to include any and all construction, including any additional parking. Joe Still reassured Mr. Sloan that the Board will discuss it however, he does find it redundant seeing as though no further build out means just that, and parking is considered build out.

Dave Clouser went on to ask about the building inspector's requirement for a flow test. Wayne Frenzel tried to answer as best he could stating that with the sprinkler system that is in place they have to have a flow test done. The time requirement based on the design is 30 minutes. The Fire Department must be able to respond within those 30 minutes and the engineer must ensure that the local water supply can handle the amount of flow and pressure necessary for the amount of time it would take for the Fire Department to respond. As of right now the feeling is that it will not be an issue since the Fire Department has had to respond in the middle of the night before and it has taken them less than 8 minutes to respond. Also, the sprinkler system is hooked up to an 8 inch main and should be able to provide plenty of water

until the Fire Department responds.

At this point Dave Clouser suggested that the Board take into account all of the information they have heard at this meeting and be ready to make a decision at June's meeting. He also pointed out that after looking through the code, there is no requirement for a Conservation Easement or a Deed Restriction.


***Other Business***

No other business.

***Motion to Adjourn***

Motion was made to adjourn by Joe Still and seconded by Charles Colomello. The meeting adjourned at 9:42 p.m.

## Village of Millbrook

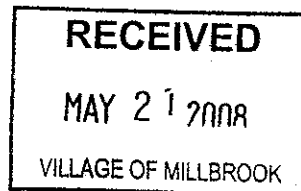
Memo to: Linda Roberts  
From: David Greenwood   
Date: May 20, 2008  
Subject: Cardinal Hayes School Annex

Wayne Frenzel contacted me, as chair of the Village of Millbrook Architectural Advisory Committee, to look at the elevations and site plan for the proposed Cardinal Hayes School Annex on their property at the northern end of Franklin Avenue. Because of scheduling conflicts, the AAC has been unable to meet collectively, but we have all visited the site and discussed their proposal.

We are all in agreement that the proposed main, or north, façade is in scale with the existing structures. It also incorporates several established key details from older buildings that will unify the complex. We find the side and rear elevations to be good solutions to the problems presented by the site's terrain.

The plans call for the colors to match the colors used on earlier buildings. We want to stress that this is a very important detail that will firmly link all elements of the proposed campus. We would appreciate being alerted if there is any change proposed in the colors.

Please feel free to contact us if you have any questions or need clarification.



Thomas G. Beaumont, D.M.D.  
P.O. Box 726  
Millbrook, New York 12545

ORIGINAL

May 13, 2008

Linda Roberts, Chair  
Village of Millbrook Planning Board  
Village Hall  
Millbrook, New York 12545  
Re: Cardinal Hayes Home

Dear Ms. Roberts:

I am writing to you and the Village Planning Board as a citizen and not as a member of the Town of Washington Planning Board.

I have lived in Millbrook for almost forty years and I have been to many public hearings regarding Town and Village business. At times I have been confused, embarrassed, and even angry at the statements made at some of these hearings. However, the latest public hearing regarding Cardinal Hayes Home has left me feeling ashamed of the remarks made by some of our misguided citizens.

With respect to removing trees, it is important to note that at the turn of the Twentieth Century the county was only ten percent forested due to manufacturing of charcoal for the Civil War and clearing for farming. That is not the situation today even though our county population is approaching 300,000.

The wetlands will not be harmed in any way. As for the lighting, that can be mitigated if necessary.

Cardinal Hayes Home has been a very positive institution for many years in our community. To have members of the community give irresponsible commentary on Cardinal Hayes modest expansion is outrageous and unconscionable. Perhaps these individuals should pay a visit to the campus and then hopefully they will be enlightened.

Please read this letter at your next meeting and have it entered into the minutes.  
Thank you.

Sincerely,



Thomas G. Beaumont, D.M.D.

cc: Fred Apers, President Cardinal Hayes Home

## **DRAFT**

### **DRAFT STATEMENT OF THE MAY 12, 2008, MEETING BETWEEN CARDINAL SCHOOL OFFICIALS AND NEIGHBORS**

On the evening of Monday, May 12, 2008, there was a meeting of the management of Cardinal Hayes School and adjacent property owners. For brevity, this statement refers to Cardinal Hayes School management as "CH Mgmt" and the property owners as "Neighbors."

The parties agreed on six issues. Each is listed in turn:

#### **1. Trees**

- 1.1 Neighbors agrees to the Cardinal Hayes tree survey of February 12, 2008, with inked trees for removal handed dated and initialed on April 3, 2008.
- 1.2 CH Mgmt agrees to tree planting west of the new service road to the ground level of the planned building. The intent is to provide effective and immediate screening of the planned two-story building from Franklin Avenue. The trees will be diverse in size and type and not simply saplings planted in a row along that service road. Within this diversity of trees, there will be an emphasis on conifers, particularly spruces, such as deer-resistant Norway spruces, and a significant number of those trees will have trunks of at least 4 to 6 inch caliper. Trees will be planted over a significant area and in such a way as to convey natural growth while providing screening between the new building and Franklin Avenue.
- 1.3 CH Mgmt agrees to meet with the Village Tree Commission to review item 1.2, above, prior to initiating any tree work.

#### **2. Lighting**

- 2.1 CH Mgmt agrees to low level lighting intended not to cast direct light outside of its property. This requires shielding of all lamps, bulbs and other similar devices are not visible from Franklin Avenue. (This measure is particularly important for exterior lighting on the west and south sides of the new building.)
- 2.2 CH Mgmt agrees to the use of timers for all outside lights with the time for turning off such lighting at 9:30pm.

#### **3. Stone Walls at the Entrance**

- 3.1 Both parties agreed to keep these stone walls at the entrance as they are today.

#### **4. Deed Restriction**

- 4.1 CH Mgmt agrees to a deed restriction that would declare and specify that no future development or expansion in any form or dimension will occur at this site. It is at buildout.
- 4.2 CH Mgmt will present a letter of intent to this effect to the Village Board of Trustees at its next meeting, May 22, 2008.

#### **5. Conservation Easement**

- 5.1 CH Mgmt agrees to meet as early as possible and definitely before the Village Planning Board meeting of May 22, 2008, with Rebecca Thornton, President of the Dutchess Land Conservancy (DLC). The purpose of this meeting will be to explore in good faith the

## DRAFT

### DRAFT STATEMENT OF THE MAY 12, 2008 -- continued

possibility of placing a conservation easement on the open land at this site. The idea is to provide the neighbors and the community in general with another, different layer of protection for this forested area and wetlands.

5.2 CH Mgmt will meet with the Neighbors to discuss the results of this meeting.

#### 6. Conservation Corridor

6.1 CH Mgmt and Neighbors will make a joint and good faith effort to explore the possibility of taking such steps that would result in the section of Franklin Avenue between its intersection with Rt. 44 and the entrance to the Village at, approximately, the eastern edge of the Thorne Building green. Each party will have the right to review with its attorneys this possible conservation corridor.

There were two items for which the parties reached agreement, but were not formally included in the above six issues. Both parties should give consideration in adding them as additional items to this list. They are:

- **Width of main drive between Franklin Avenue and the turning circle at the Cardinal Hayes buildings**

To remain the same; that is, a one-lane driveway.

- **Definition of Cardinal Hayes clientele**

CH Mgmt agreed to include a definition of its clientele, which, roughly stated here, is a "Chapter 853 private school for multiple-handicapped children and young adults in the age range of 5 to 21 years." CH Mgmt will specify the five form of disability it authorized to care for under its charter and recorded in the special permit for this site. CH Mgmt will make clear in the special permit and in other appropriate documents that it will not exceed or change this mission or clientele without applying for a new special permit.

#### **One Issue Left to Resolve: Ensuring No Parking Lot in Front of Cardinal Hayes School**

This should be an easy issue to resolve and add to the list of agreed items. You could say we are well over half way to resolving it already. It involves the Cardinal Hayes School property between the buildings and Franklin Avenue and the issue of parking.

Already, as CH Mgmt has pointed out, prior Village Planning Board approvals require that school parking must be away from Franklin Avenue and, in fact, at the back (east) of the school property. CH Mgmt says, then, that the community is protected from the possibility of a parking lot being built at the Franklin Avenue side of the school. Also, CH Mgmt said it may want a sidewalk in that area of its property.

Yet the Neighbors, concerned that planning approvals and special permits can be changed in future years, strongly feel the need for an extra layer of protection. They want written assurance that that land between the Cardinal Hayes buildings and Franklin Avenue will never become a parking lot.

## DRAFT

### DRAFT STATEMENT OF THE MAY 12, 2008 -- continued

Parking in any permanent form in the front of Cardinal Hayes School, they say, undercuts the entire purpose of the Village of Millbrook to retain this approach to the village as a rural corridor. Additionally, they say parking there would be inconsistent with the underlying Village zoning district, "Low-Density Residential." It also would be contrary to the just agreed-upon joint intent of exploring the possibility of establishing this section of Franklin Avenue as a "conservation corridor." Finally, and as stated in the April 24, 2008, letter of attorney George A. Rodenhausen to the Village Planning Board, says, in effect, the barn on the Sloan property (across the road from the Cardinal Hayes School) may be eligible to be listed on the State and National Registers of Historic Places. In light of that and under SEQRA, "the application must be considered a Type 1 action, that is, an action more likely than not to require preparation of a Draft Environmental Impact Statement." A parking lot immediately across the road from the barn would be the type of adverse impact that must be avoided or mitigated.

Adding to this agreement, then, that a parking lot or other such facility will never be built between the Cardinal Hayes buildings and Franklin Avenue would neither impose costs on the Cardinal Hayes School nor risk the complications possible under a Draft Environmental Impact Statement. As to the possibility of one rural walkway between Franklin Avenue and the CH buildings, the Neighbors would agree to such a walkway if the design and materials were appropriate to the area's rural character and without lighting in any form. This too should be incorporated into this statement.

#### Note

In this agreement, the Neighbors in no way state or imply agreement or endorsement beyond their role as adjacent property owners. In that regard, the Neighbors do not express or imply evaluations that are the responsibility of, for example, the Village of Millbrook, police and fire departments, Dutchess County agencies or state agencies such as the Department of Transportation and the Department of Environmental Conservation.

END

LAW OFFICES OF

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**FAX TRANSMISSION**May 22, 2008Cover and 3 additional page(s)

**To:** Jessica Robinson, Millbrook Planning Board Clerk

**Company:** Town of Millbrook

**Fax No.:** (845)677-3972

**cc:** Dave Clouser

**Fax. No.:** (845) 256-9700

**cc:** Richard J. Olsen, Esq.

**Fax No.:** (845) 486-7621

**From:** Victoria L. Polidoro

**Re:** Cardinal Hayes School Site Plan and Special Use Permit Application

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**MESSAGE:**

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The documents included with this facsimile transmittal sheet contain information from **Rapport, Meyers, Whitbeck, Shaw & Rodenhausen, LLP**, which is confidential and/or privileged. This information is intended to be for the use of the addressee named on this transmittal sheet. If you are not the addressee, note that any disclosure, photocopying, distribution or use of the contents of this faxed information is prohibited. If you have received this facsimile in error, please notify us by telephone at (845) 473-7766 immediately so that we can arrange for the retrieval of the original documents at no cost to you.

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May 22, 2008

Ms. Linda Roberts, Chairwoman,  
and Members of the Village Planning Board  
Village of Millbrook Planning Board  
PO Box 349  
Millbrook, NY 12545

Re: Cardinal Hayes School Site Plan and Special Use Permit Application

Dear Chairwoman Roberts and Members of the Planning Board:

This letter is submitted on behalf of Anthony and Eleanor Sloan. Please accept it as part of the record of the public hearing to be held tonight on the above referenced application.

Since the last planning board meeting, our client has been engaged in an ongoing dialogue with representatives of the Cardinal Hayes School to reach an agreement regarding the proposed development. Although they have not yet come to an agreement, it appears that they are close to reaching a solution that will satisfy both Mr. Sloan and Cardinal Hayes. Mr. Sloan will present you with a list of the items that the two parties have been discussing during tonight's meeting. We respectfully request that you continue the public hearing on the site plan and special permit amendment in order to allow the parties to come to a satisfactory agreement.

We offer the following additional comments for your consideration this evening.

#### **Deed Restriction and Conservation Easement**

As stated in our letter dated April 23, 2008, the continued growth and development of the Cardinal Hayes School necessitates a long term development plan for the site, including long term conservation measures such as conservation easements, deed restrictions and map restrictions.

**RAPPORT, MEYERS, WHITBECK, SHAW & RODENHAUSEN, LLP**

Letter to Ms. Linda Roberts, Chairwoman  
May 22, 2008  
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It is our understanding that there will be a note on the site plan indicating that the site "is at build out." We request that the note be amended to state that "there shall be no further development of the site" to avoid any future ambiguity over the meaning of the phrase "at build out" and whether it in fact precludes further development of the site. We also note that while a deed restriction and map notation are protective measures, a conservation easement is the only way to ensure that there will be no further development of the environmentally sensitive area between Franklin Avenue and the proposed building (the "open space area").

The applicant and Mr. Sloan have discussed the concept of creating a "conservation corridor" on Franklin Avenue to protect the rural nature of the gateway into the Village. Although this idea is still in its conceptual stage, requiring the applicant to place a conservation easement on the open space area would further this joint goal.

**Lighting**

We reiterate that the impact of the proposed lighting needs to be further evaluated. As a result of the last meeting, it is our understanding that the applicant will be providing new lighting fixtures and possibly using timers to prevent continual glare throughout the night. We would like the opportunity to review the applicant's photometric lighting plan. If one has not been submitted, we urge the Board to require one. Section 230-17(G) of the Code requires proposed lighting to be "planned, erected and maintained so that the light is confined to the property and will not cast direct light or glare upon adjacent properties." Any proposed fixtures should completely shield the bulb so that light cannot project horizontally. Light bulbs which protrude beyond the fixture should not be permitted.

**Tree Removal, Landscaping and Screening**

The applicant has hired a landscaping consultant to create a landscaping plan for the site. Pursuant to Section 230-44 of the Millbrook Code, the Planning Board must "reflect an awareness of and sensitivity to the views" that are important to the community. Proper landscaping will mitigate the negative impact that the proposed building will have on the rural character of the area and on the views from the "gateway" to the Village by providing a buffer between "areas of unlike character." The Planning Board should require that mature trees be planted to ensure that the buffer is adequate. Although it may be appropriate to plant saplings as part of a long-term landscaping plan for the site, saplings alone will not effectively mitigate the negative effect of the project for SEQRA purposes. Rather, the applicant should be required to plant a mixture of deciduous and coniferous trees, such as the Norway Spruce, which provide year round screening. The applicant should also be required to maintain the landscaping and promptly replace any trees which die within five years of being planted. Additionally, the Planning Board should refer the current plans to the Millbrook Shade Tree Commission for input on the feasibility of retaining more of the existing trees that are slated for removal.

**RAPPORT, MEYERS, WHITBECK, SHAW & RODENHAUSEN, LLP**

Letter to Ms. Linda Roberts, Chairwoman  
May 22, 2008  
Page 3

**Parking**

Having already discussed the importance of a buffer between the proposed building and Franklin Avenue, it goes without saying that the applicant should not be allowed to reserve any area of the open space area for future parking uses. To this effect, we request that a note be added to the site plan which indicates that no portion of the open space between the proposed building and the road shall be used to meet present or future parking needs. Additionally, we request that the applicant specifically prohibit parking in this area as part of the deed restriction.

**Stormwater**

The property contains a significant wetland and a seasonal stream. Nonpoint source water pollution such as stormwater continues to be a major source of wetland degradation. If the applicant has not submitted a stormwater and erosion control plan, it should be required to do so.

**Request for Continuance**

Given the fact that Mr. Sloan and the representatives from the Cardinal Hayes School have not yet reached an agreement concerning the development and due to the continued unavailability of information, we respectfully request that you continue the public hearing on the site plan and special permit amendment until the June meeting.

Alternatively, should you move to approve the application this evening, we request that you condition approval on the following: 1) protection of the open space area through a conservation easement; 2) revision of the site plan to include a notation preventing further development of the site and prohibiting any parking in the open space area to meet present or future parking needs; 3) proof of filing with the County Clerk of a deed restriction which prohibits further development of the site; 4) submission of a photometric lighting plan which demonstrates that no light will leave the property; 5) submission of an adequate landscaping plan which requires long term maintenance of the trees and shrubs; and 6) submission of a letter from a New York State Licensed Engineer certifying that the project meets any and all applicable Village and DEC stormwater regulations. We appreciate your consideration of this request.

Sincerely,



Victoria L. Polidoro

cc: David Clouser  
Richard J. Olson, Esq.

TO: Linda Roberts Chair and the Village of Millbrook Planning Board  
FROM: Frank and Susan Genova  
DATE: May 2, 2008  
SUBJECT: Cardinal Hayes Home -- application for building permit

We write this as residents of the Village of Millbrook who are quite familiar with the Cardinal Hayes Home, for a long period of time, and have always been impressed with the fact that their presence and, yes, their expansions, have never had a negative effect on the quality of life in the Village of Millbrook.....quite the contrary.....their presence is virtually unnoticed except in the benefits they have contributed to ---- and for, the common good.

Their role and how they carry it out is exemplary.

Their operating staff is and has always been -- exemplary

Their maintenance and daily operation is -- exemplary

Their administrative staff is -- exemplary

They need no praises or plaudits from any of us; however, it must be said they are a quality institution in all respects.

"Oh, but that's not what we are questioning or objecting to!"

With due respect to them, to anyone we say in regard to any concerns.....rest assured that given the nature of this institution, any misgivings will, in all probability be carefully considered in a serious and equitable manner.

We have watched their expansions over the years and always saw positive results; and we hope the Board will grant the approval.

To put it succinctly, Cardinal Hayes is a "Class Act". Who have started many Village, Town and area youngsters with employment and have provided a launching pad to proud careers in other fields.

Sincerely,

*Frank and Susan Genova*

Frank and Susan Genova

*Copy: Hon. Linda Roberts, Mayor of Millbrook  
Hon. Florence Prisco Supervisor T. Wash*

Donald P. Robison  
4408 RT 82  
Millbrook, NY 12545

**ORIGINAL**

Dear Mrs. Roberts,

I have followed the story of the Cardinal Hayes Home expansion carefully and as a parent of a severely handicapped child I feel as though I should submit my thoughts towards this project, which seems to be meeting quite a bit of resistance from our local residents. While my daughter doesn't attend Cardinal Hayes due to medical reasons I can truly appreciate the time and effort that the Cardinal Hayes Staff takes to "educate" the youth that attends their fine school. The time and space needed to cater to the special, individual needs of a handicapped child is truly unimaginable until you, yourself must take care of such a child. In my opinion, even though they are not being taught reading, writing and arithmetic, a special needs child requires more space and schooling than even a "normal" child who attends one of our local public or private schools. For example, a child attending Elm Drive Elementary School will soon be on their summer vacation, spending time with their family, possibly going to camp or the Town Recreational Park to picnic and swim. My daughter, not unlike the children that attend Cardinal Hayes will continue her schooling into the summer because if she breaks for an entire summer she will most certainly lose most, if not all of what she has achieved through therapy this year. These children require consistency, they require well thought out care and therapy just to function how ever little they may throughout their lifetime. Any way that a facility for the special needs child can provide such care is a plus for these children and their families. I don't know a better way to welcome some one into the "gateway of our community" than to show them what loving and caring residents we have here in the Village of Millbrook, those who would do anything for these truly special little angels. One also has to question why some would value a tree or a barn over a child's quality of life. I hope that now that the residents have had a chance to meet with Mr. Frenzel and Mr. Apers, they now see what extraordinary gentlemen they are and see that this expansion has everything to do with the proper caring for special needs children and not lighting, trees, a barn or anything else for that matter. Especially since the wooded, serene lot in which Cardinal Hayes is positioned on, as well as the school itself is taken care of and manicured better than many homes throughout our Village and Town. I hope Mrs. Roberts that the Planning Board passes this resolution and affords Cardinal Hayes the opportunity to better provide these services to their students. Thank you.

Sincerely,



Donald P. Robison