

Village of Millbrook
Village Planning Board
June 26, 2008 Meeting

Call to Order Meeting began at 7:30 p.m.

In Attendance Linda Roberts, Chairman, Joe Still, Joe Forte, Charles Colomello, Dr. Thomas Murray, David Clouser, Engineer/Planner

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

Resolution Before beginning Chair Linda Roberts made note for the record of an error on June's Agenda. The Cardinal Hayes Public Hearing was closed at May's meeting.
The Planning Board went over the resolution and EAF prepared by Engineer/Planner Dave Clouser and after taking some time to read the resolution was prepared to vote.
Joe Still made the motion to pass the resolution for Cardinal Hayes, the motion was seconded by Charles Colomello. All were in favor. The resolution was passed unanimously.

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

No one attended this meeting for the sign review.

Patrick and Mary Flanigan- Garage Plan Review

Pat and Mary Flanigan came before the Board to discuss the final plans to build a modular 24X24, 2 car garage in the back yard of their house located at 25 Merritt Ave. Prior to this meeting they had gone before the Zoning Board of Appeals and were granted an Area Variance to place the garage 5 feet from both the rear and right hand lot lines. The normal set backs are 10 feet. Joe Still made mention of some of the points in this project. It will be vinyl siding to match the color of the house. It is not within striking range of another building. There is nothing on either abutting fence line. Linda Roberts looked to Dave Clouser on if the Board could pass the resolution on this project at June's meeting. Dave said that it was a Type 2 SEQRE Action and did not require any further review. Joe Still made a motion to pass the resolution for this project, Charles Colomello seconded. All were in favor. The resolution for the Flanigan's garage was passed unanimously.

Other Business

Millbrook Early Childhood- Annual Site Plan Review

Betty Colkin appeared before the Board for her first annual site plan review. This is required once a 3 year variance is approved. Along with Dave Clouse, Linda Roberts went over different points on the site plan. There have been no incidents with the parking or the traffic to drop off and pick the children up. There have been no complaints from any of the neighbors. Currently the Center is operating from 8-4, however in September the operating hours will go from 7:30- 5:30.

Betty made mention that she has also hired a new Executive Director, so she may start having this person handle her business with the Planning Board in the future.

There were no other questions or comments for the Board or Dave Clouser in regards to the business or the site plan that was previously approved.

Gordon Raspa/Robert Green- Minor Subdivision

Gordon Raspa, 66 Harts Village Road and Robert Green, 62 Harts Village Road came before the Board to discuss a minor subdivision in which Mr. Raspa will be giving a small, 97.57X15 piece of land to Mr. Green in order for him to make his own driveway. Showing pictures of the area and surveying maps of the properties, Mr. Raspa explained that not only will this give Mr. Green his own driveway but he will have to cut into existing rock which will result in an improved line of sight by 18-20 feet. Because this is a project they had looked into prior to this meeting they had already gotten approval from the old Building Inspector, Jim Tyger and verbal approval from the Highway Superintendent, Bob Collacola. A Public Hearing will be set for July 24, 2008 and at that time they will need to provide the short form EAF, the letter from Jim Tyger approving this project, and a written approval from the Highway Department.

Motion to Adjourn

Motion was made to adjourn by Joe Still and seconded by Dr. Thomas Murray. The meeting adjourned at 8:25 p.m.

Executive Session

The Planning Board went into Executive Session immediately following the meeting. Joe Forte made a motion to adjourn Executive Session and Joe Still seconded. The Executive Session was adjourned at 9:42 p.m.