

**Village of Millbrook
Village Planning Board
November 20, 2008 Meeting**

Call to Order Meeting began at 7:35 p.m.

In Attendance Linda Roberts, Chairman, Joe Still, Joe Forte, David Clouser, Engineer

Review of Minutes Minutes of last meeting were reviewed.
Minutes of the October 23, 2008 meeting were reviewed. Joe Still accepted and Joe Forte seconded. All were in favor.

Minutes of the November 6, 2008, Workshop were reviewed. Joe Still accepted and Joe Forte seconded. All were in favor.

Public Hearing **Washington Avenue- Thompson Shaw**

Linda Roberts made a motion to open the public hearing for Thompson Shaw's change of use from The Craftsmen, a retail space, to a medical/chiropractic office. There were no public comments or questions.

Joe Still made a motion to close the public hearing, Joe Forte seconded. The public hearing was closed.

Old Business **Washington Avenue- Thompson Shaw**

Thompson Shaw initially came before the Planning Board in September to discuss possibly expanding his last approved site plan to add parking and a doctor's office. In October he pulled that application and stated that he would like to change his retail space, formerly occupied by The Craftsmen to a Chiropractor's office. David Clouser spoke on the application agreeing to use the former approved site plan since there will be no changes to the space or site plan. The package was sent to Dutchess County Planning on October 27, 2008 and the Planning Board received word back from Noela Hooper stating that this was a matter of local concern on November 6, 2008. Dave let Thompson know that he must specify the size of the space on a floor plan and it will also need to be specified in the resolution. Thompson answered that the Chiropractor's office will be the exact same size as The Craftsmen, only with partitions. This space is currently 1520 square foot and will not be growing in size. There will be a waiting room, office,

four treatment rooms and a handicapped accessible restroom. Thompson said that he would hand deliver a floor plan of the space to the Village Hall for Planning Board record tomorrow, November 21, 2008.

Dave went through the short form EAF with the Planning Board and also mentioned that this is an unlisted action in SEQRA. He advised the Board that a Negative Declaration is appropriate for his change of use.

Joe Still made a motion for a Negative Declaration, Joe Forte seconded. All were in favor.

Dave then went on to let the Board know that his application was ready for them to consider final site plan approval with the condition that the floor layout be provided before the plan is signed and all fees are paid.

Joe Still made a motion to approve the final site plan based on the conditions Dave set fourth. Joe Forte seconded. All were in favor.

Other business

Frank Cimino

Frank Cimino last appeared in front of the Planning Board in October 2005. He came before the Planning Board tonight to get an mylar his last approved site plans signed again to file with Dutchess County. He needs the mylar to change his original plans for an apartment building to condominiums. He stated that he already has verbal approval from the Attorney General. He stated that his contact with the County told him that the mylar with original signature was needed for his application. Since no further information was provided to the Planning Board by the County or Frank, Linda Roberts felt more comfortable putting this aside to get clarification from Village Attorney, Rich Olson on the Village Zoning Laws.

Motion to Adjourn

Motion was made to adjourn by Joe Still and seconded by Joe Forte. The meeting adjourned at 8:09 p.m