

**Village of Millbrook  
Village Planning Board  
April 13, 2009 Workshop**

***Call to Order***

Workshop began at 6:00 p.m.

***In Attendance***

Linda Roberts, Chairman, Joe Forte, Charles Colomello,  
David Clouser, Engineer

***Review***

**The Thorne Building Project- Mike and Erica Downing**

The Planning Board began by reviewing the documents that the Downing's submitted prior to this workshop.

Next was to go over different referrals needed for this application for the Planning Board to be able to give site plan approval. First was a referral from Dutchess County Planning. With the narrative provided as well as a site plan that includes parking, the application can be sent to the County for their referral. Second, a referral from the Zoning Board of Appeals is needed since the Downing's proposed use for the Thorne Building is non-conforming. The ZBA must determine that this proposed use is less non-conforming than the previous uses for the building.

Dave Clouser went over a memo that was sent via email to the Downing's requesting more information than that which is in the narrative they submitted. Point by point this information was gone over.

***Security***

Dave Clouser asked whose responsibility it was to provide security staff during events to ensure the neighbors' rights aren't compromised? He also wanted to know who was responsible for the management and the pay of security staff. Both Mike and Erica stated that this responsibility falls on them and they will base the number of security posts needed on ticket sales. The Village will have the opportunity to staff the events with extra police officers but the responsibility of paying those officers will be the Downing's.

Linda Roberts then asked how they plan to get extra security there if door sales exceed advanced ticket sales on the night of a particular event. Erica answered that they will have people on stand-by waiting to hear if they are needed.

**Noise Ordinance**

Dave Clouser asked that the Downings state in their narrative that all events, including music events, will not exceed the Village noise ordinance standards. The Downings stated that not only are the renovations they are making to the auditorium going to cut down substantially on exterior noise generation but that they will take care to hire extra security if need be or post existing security outside at the close of an event to try to cut down on the noise level in the parking lot as patrons leave an event.

**Types of performances**

There was quite a bit of discussion on the necessity to describe the band performance acts in more detail, especially the genre of local bands and 'B' band groups. Dave Clouser asked if there would be limits on the type of performances, beyond the general description that they would not detract from the Village Charm. Dave stated that the standard here is the compatibility with the Village. Stating that he is very well aware of the persona of the Village, Mike Downing stated that they have signed a 10 year lease agreement with the Village with the option of another 10 years when the current lease is up. He is certainly not looking to book any events in the building that would lead to bad behavior, drugs, "raves" or mosh pits where event goers could wreck the building.

**Event Sponsorship**

Mike Downing stated that this project's goal is to keep the Thorne Building an "Arts Center". They will sponsor and take responsibility for all of the events held in the building. However, they will not hold any religious or political events, fundraisers, etc. Although they will allow for private parties, i.e. weddings, sweet sixteen celebrations, bar/bat mitzvahs, etc. to be held, they will not hold any specific church or political gatherings, events or fundraisers. Other charities will be considered on a case by case basis.

**Event Times**

Dave Clouser suggested limiting the ending times of events that occur on weekdays using the example that a band performance ending at 1:00 a.m. on a weeknight should end earlier or it would almost certainly generate neighbor complaints. Erica answered by stating that in a previous memo Dave had asked for worst case scenarios, 1:00 a.m. is worst case.

**Bar Sales**

Bar sales will be in conjunction with events. This is not going to be a public bar where anyone can walk off of the street and come in and have a few drinks. The bar is for ticket holding, event patrons only.

***Games of Chance***

There will be no games of chance held in the Thorne Building since gambling is illegal in New York State.

***Parking***

Linda Roberts asked what would happen if the Lyall Federated Church or the Millbrook Early Childhood Education Center were to hold an event at the same date and time as the Downing's. How would parking be handled? Mike Downing responded by stating that they were going to try to work around each other or hold combined events so that the patrons from one would be patrons of the other. The Reverend is in agreement with the Downing's on this and will be submitting a letter to the Planning Board.

***Water and Sewage***

Dave stated, while reading from his email, that the water and sewer usage could vary significantly depending on the activity, from an estimated 300 gallons per day during low usage to close to 3000 gallons per day for a day when a catered event is offered to a "full house". This will need to be stated in the negative/positive declaration.

***Traffic Generation***

Traffic generation also varies from very little when children's events or events attended by mostly pedestrian traffic occurred to a maximum of 70 to 80 trips for a well attended movie or concert, or when several events are occurring simultaneously on a Sunday. For the most part, these events would not occur at peak traffic periods however.

***Site Plan***

Dave stated that this information will all need to be included in the site plan and special use permit application. At this point, however, he feels that there is sufficient information at this time to go ahead with the public hearing on April 23, 2009. The County Planning and ZBA referrals will need to be in prior to the Board granting any approvals.

***Motion to Adjourn***

Motion was made to adjourn by Charlie Colomello and seconded by Joe Forte. The workshop was adjourned at 7:09 p.m.