

**Village of Millbrook  
Village Planning Board  
April 23, 2009 Meeting**

***Call to Order***                      Meeting began at 7:38 p.m.

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

***Review of Minutes***                      Minutes of the March 26, 2009 meeting were reviewed.  
Joe Still made a motion to accept the minutes, Joe Forte seconded. All  
were in favor.

Minutes of the April 13, 2009 workshop were reviewed. Joe Still made a  
motion to accept the minutes, Charlie Colomello seconded. All were in  
favor.

***Public Hearing***                      **The Thorne Project-Mike and Erica Downing**

Linda Roberts, Chair opened the public hearing for the Thorne Project  
"Arts and Cultural Center". After stating that this has been 11 months in  
the making between the Downing's and The Village Board and several  
public hearings, the Downing's were in front of the Planning Board for  
final site plan approval. Linda then opened the floor for public comment.  
The first to speak with Linda Bruzgul on behalf of Lyall Federated Church  
who shares the parking lot with the Thorne Building. She said that the  
Church's main concern was parking and while they realize that the  
parking spaces are not theirs, they have had approval to use those spaces  
for many years. She then asked about the hours of operation. Erica  
answered, stating that they would be open "pretty much all day" with  
morning hours and afternoon/evening hours. And while the Thorne  
Building will most likely be open on Sundays, it will probably not be in  
business in the morning hours. Linda mentioned that Sundays, and  
Christmas and Easter weeks are their biggest concerns. They do hold  
meetings in the evenings along with Choir practice as well. Mike Downing  
understood hers and the Church's concerns and said that an open dialog is  
needed in order for both to plan accordingly. Mike also mentioned that  
both he and Erica are not looking to stop anything that the Church has  
going on, and on most Sundays they would be holding old movie matinees  
and such. Upon agreeing that open dialog is a must Linda Bruzgul then  
stated she was satisfied with the Downing's responses to her concerns.

Next, Stacy Hoppen of 34 Reservoir Drive spoke. She said that while she is in favor of this project she is requesting that any paving for extra parking lots be put on hold so that the Planning Board may look at waiving the parking requirements and allow cars to park "illegally" along residential streets. She said that when lots sit unoccupied, as any lots paved for this project would when large events are not going on, become areas for litter, skate boarding and kids just hanging out. She used the example of the lot on Reservoir Drive behind Stewarts, stating that it was very dirty and vehicles are left unoccupied for long periods of time. Mike Downing then spoke stating that he was able to come up with more than the required 91 spaces within 500 feet of the building so the paving of additional lots would be unnecessary at this time. Although, Erica did say that after the first year, parking would be re-evaluated. Stacy then mentioned that because of sidewalks only being on one side of Reservoir Drive, the road is wider than normal and can accommodate parking on the street for larger events.

Margarete Strauss then spoke, simply stating that she is very happy that the Downings are going to do something with this "beautiful building" and doesn't want to see it go like the Bennett College Campus. She did, however, mention that she would like to see the outside painted soon. Mike answered that not only are they planning on renovating the inside of the Thorne Building but beautifying the outside as well, (i.e. windows, painting, etc.) Their long range goal is to totally restore the entire building and move it to the positive side of the Tax rolls instead of the current negative.

With no further public comment Charlie Colomello made a motion to close the public hearing, Joe Still seconded. All were in favor.

With the close of the public hearing, Dave Clouser asked Ken McLaughlin, building inspector, about the fire suppression system. Ken stated that any assembly over 100 people requires a sprinkler system, emergency exits, emergency lighting, all of the life saving features. Both the Mayor and Mike Downing agreed that sprinklering the building would be done at the Village's expense. Right now, the plan is to sprinkler whatever the Village needs to have done in order to get this project going and then dealing with the rest of the building as it may become used.

The Mayor also briefed the Planning Board on the asbestos in the building stating that almost all of the asbestos was removed from the building years ago. An asbestos company had come in and upon inspection found small traces in the basement by the boiler, and in spots of the caulking throughout the building (on the boiler, roofing, and around the fire escape) Charlie then asked Dave if the Planning Board needed to have the building sprinklered prior to any approval. Dave said that the site plan can be approved based on the provisions that all life safety features are met.

The Board does need an allocation from the Village Board for 3,000 gallons per day of water and sewer usage which is the maximum usage according to DEC standards for the most intense uses for this project (i.e. a dinner theater, catered events, concerts, etc.). The Planning Board also needs input from County Planning back prior to any approval. Dave has also requested that the Board receive a copy of the sound checks that were performed on the auditorium recently in writing. The Planning Board is looking to vote on the resolution May 14, 2009 at the May meeting providing all necessary input has been received.

***Other business***

**Fee Schedule**

The Planning Board asked Dave Clouser to take a look at the Fee Schedule as compared to other municipalities. Based on Dave's feedback, the Village's fees are low. As an example, the average fees charged for Rec Fees per lot in comparable municipalities is \$2000.00. New Paltz's is \$5000.00. Dave recommends doubling the Village's for both major and minor subdivisions to \$1600.00 right off the bat. Site plan application should be doubled to \$800.00. A special permit application submitted with a site plan application should be \$400.00, however, independently should be \$600.00. A sign review application fee should be added to the fee schedule for \$100.00 per application. Both Linda and Dave agreed that escrow amounts for all applications should remain the same. Escrow is replenishable if needed and they do not want to burden applicants further by requiring a higher escrow amount in the beginning of the process. Dave mentioned that the Planning Board will need an approval from the Village Board to increase the application fees on the fee schedule.

***Motion to Adjourn***

Motion was made to adjourn by Joe Still and seconded by Charlie Colomello. The meeting was adjourned at 9:00 p.m.

INCORPORATED



APRIL 23, 1834

Village of Rhinebeck  
76 EAST MARKET STREET  
RHINEBECK, NEW YORK 12572

(845) 876-7015

(845) 876-5583 FAX

**COMMUNITY NEWS:**

**NEW FEES - VILLAGE OF RHINEBECK PLANNING, ZONING & BUILDING DEPARTMENTS**  
**ALL FEES EFFECTIVE AS OF NOVEMBER 1, 2002**

- Site Plan Application:** \$100 (signature included when completed with site plan)  
**Special Permit:** \$125 (\$50 for application, \$75 for certified mailing & newspaper legal notice costs  
 - any costs exceeding \$75 will be billed to the applicant)  
**Zoning Variance:** \$125 (\$50 for application, \$75 for certified mailing & newspaper legal notice costs  
 - any costs exceeding \$75 will be billed to the applicant)  
**Sign Application:** \$75  
**Site Plan Approval Fee:** \$.10 per square foot for the first 2000 square feet of building area  
 - \$.05 per square foot in excess of 2000 square feet  
**Certificate of Occupancy Search:** Residential - \$50; Non-Residential - \$100  
**Building Permit:** Minimum fee \$50 - C.O. required (see below)  
**Construction Fees:** 1,2 & multi-family dwellings - \$.30/sq.ft (including basement/cellar)  
 Residential renovations/repairs up to \$5,000 - \$75  
 Each additional \$1000 - \$3  
 Non-Residential  
 First 5000 cu. Ft. - \$150  
 Each additional 1000 cu. Ft. - \$35  
 Renovations/Repairs up to \$10,000 - \$100  
 Each additional \$1000 - \$10  
**Garages:** Minimum \$50 - or \$.30/sq. ft. - C.O. required (see below)  
**Decks:** Minimum \$50 - or \$.20/sq. ft. - C.O. required (see below)  
**Shed:** Minimum \$25 - or \$.15/sq. ft. - C.O. required \$25.00  
**Inground pool:** \$100 - C.O. required (see below)  
**Above ground pool:** \$75- - C.O. required (see below)  
**Fence:** \$35 - - C.O. required no fee  
**Certificate of Occupancy:**  
 Residential - \$50  
 Non-Residential - \$150  
**Demolition:**  
 Residential - \$50  
 Non-Residential - \$150  
**Building without a permit:** \$150 plus the cost of the Building Permit & CO

All fees figured on a cost basis will be figured according to local standard of \$100/sq. ft. residential and \$150/sq. ft. non-residential.