

Village of Millbrook
Village Planning Board
August 27, 2009 Meeting

Call to Order

Meeting began at 7:32 p.m.

In Attendance

Linda Roberts, Chairman, Joe Still, Charles Colomello, Dr.
Thomas Murray, David Clouser, Engineer

Review of Minutes

Minutes of the July 30, 2009 meeting were reviewed. Charles Colomello made a motion to accept and Dr. Murray seconded. All were in favor.

New Business

The Pumpkin House-Sign Review

Tara Wing came before the Board to discuss a proposed sign for The Pumpkin House, as well as 2 other new signs she would like approval for. The first sign, which has already been hung, is in the shape of a pumpkin. The bottom of the sign is 6 ft from the ground and the sign itself is 3' wide X 2' high. This is within the Code. Tara then went onto to propose 2 additional signs she would like hung so that passers-by will know what her shop is all about and the things that are sold there. The first of these being a sign hanging from the eaves of the building, on the side that faces Franklin Avenue. This sign will be a black circle, 2' in diameter with rich gold lettering so as to look like it is an antique. The second of the two signs will be hung on the actual side of the building that faces Merritt Avenue. This sign will have the same appearance but be rectangular in shape.

Linda Roberts, Planning Board Chair, noted her concern that this is a small building on a small lot and does not want it to be overwhelmed with sign. However, as long as these signs be hung in which way the Code allows, she sees no problem with them. Dr. Thomas Murray made a motion to approve the two proposed signs based on the restriction that the signs are hung within the guidelines of the Village Code. Charles Colomello seconded. All were in favor.

Charles Colomello then made a motion to approve the existing "pumpkin" sign. Dr. Murray seconded. All were in favor.

Lee A. McEnroe-Havens- Sign Review

Lee McEnroe came before the Board to discuss her proposal for a sign for her office at 30 Front Street. This sign will be a double sided sign, hung from the side of the building by her side entrance. The sign will be a cream colored sign with blue lettering to match the existing color of the building. The dimensions will be 2' X 3' so as not to exceed the Code's standards of 6 sq. feet.

Joe Still asked about the height to the bottom of the sign to ensure that this will be above 6 feet. Lee assured the Board that it will be above the required 6 feet but that the sign is being hung over steps where patrons will not be able to walk.

Joe Still made a motion to approve the sign. Dr. Murray seconded. All were in favor.

The Cottage Salon

Bethany Gross came before the Planning Board to discuss the possibility of putting a salon in a small existing building on her property at 6 Old Orchard Lane. This building was originally a shed and has most recently been used as an accessory apartment. The zoning for this property allows for a small owner occupied business, however, this will require a site plan/special use permit application for the specific use as a salon.

This property is owner occupied, which is required by Code.

Bethany will be the only employee. One small sign, placed in the window is allowed and can be no more than 2 sq. feet. The salon cannot, by code, open any earlier than 8 a.m. or close any later than 9 p.m. and the building still must look like part of the residence with no exterior alterations.

This application, based on the Code, will need a site plan or recent survey map, a narrative, all application and escrow fees paid and an interior floor plan. With all of these requirements met, this application could be on the September meeting agenda, with a public hearing scheduled for two weeks later. The application itself, and the interior floor plan have already been provided.

Motion to Adjourn

Motion was made to adjourn by Dr. Murray and seconded by Charles Colomello. The meeting adjourned at 8:09 p.m.