

Village of Millbrook
Village Planning Board
August 26, 2010 Meeting

Call to Order Meeting began at 7:40 p.m.

In Attendance Linda Roberts, Chairperson, Charlie Colomello, Dr. Thomas Murray

Review of Minutes Minutes of the July 22, 2010 meeting were reviewed. Charlie Colomello made a motion to accept and Dr. Murray seconded. All were in favor.

Minutes of the August 6, 2010 public hearing were reviewed. Charlie Colomello made a motion to accept and Dr. Murray seconded. All were in favor.

New Business **M. Sayres Design, LLC. - Sign Review**

Michele Sayres came before the Planning Board to have her sign reviewed for a new office located above the Millbrook Deli on Franklin Avenue. The proposed sign will be hanging from an existing bracket already placed on the building for the second floor commercial space use. The bottom of the sign would be 7' from the ground. The sign proposed will be a very simple, elegant design to promote the interior design business. The sign will be black with a red design with the words "design" in the company's title and "interior design" underneath will be in grey. "M. Sayres" will be in white.

After ensuring that the proposed sign was the correct size per code, Dr. Murray made a motion to approve. Charlie seconded and all were in favor.

Eleanor Pelk Bed and Breakfast-Special Use/Site Plan Application

Eleanor Pelk came before the Planning Board for a Special Use Permit and Site Plan Application for a second home occupied business in her home on 7 Russell Knolls. She currently operates a hair salon from her that address, which she is planning to continue to run with the Bed and Breakfast.

Linda Roberts began by asking if Ken McLaughlin, the Village Building Inspector had been up to do a walk through, as she had asked that be done when Eleanor first, informally, approached the Board members last month. Eleanor stated that Ken had been there in the past and that in order for her to open a second business from her home; she must meet with the Planning Board. She went onto to point out that, because of the hair salon, there is already ample parking as well as sufficient lighting in place. Currently there are 5 spaces but she could add 3 more spaces if need be. The home is approximately 1900 sq. feet with 200-300 being occupied by the salon and 3 bedrooms. When asked what type of clientele she would like to have, Eleanor stated that she is hoping it would be weekenders, parents of the surrounding boarding school students, men and women coming in for classes at Orvis, Sandanona, etc.

Linda Roberts stated that she is concerned about how Eleanor will be able to run both businesses without overlapping the business hours. Per code, only one business can be open at a time. Eleanor stated that it would be very simple, since she books her appointments for the salon and she would be the one booking the rooms in the B and B. Her goal is to operate the salon mainly on Tuesdays and Wednesdays, with a possible Monday, occasionally and rent out the rooms of the Bed and Breakfast Thursday through Sunday.

Linda also stated her concern in regards to owner occupancy, which is required by code. The last time Eleanor spoke with the Board in regards to this application she stated she would be moving her family out of the house and she would stay there. Eleanor, at this meeting, stated that she is still planning on moving her family out but assures the Board that she will be occupying the residence while the rooms of the Bed and Breakfast are rented out.

She is not planning on doing any additions to the home. The only construction that she is planning is to turn existing space in each bedroom into bathrooms. Currently the house only has one bath and these improvements would be completed prior to the opening of the bed and breakfast. The first floor will stay the same as it is currently and all spaces on the first floor contain fire coded sheet rock. The landscaping with private gardens is current and will remain the same. Eleanor is looking to start construction in January/February and open the Bed and Breakfast in the spring.

Dr. Murray stated that he likes the idea of the addition of a Bed and Breakfast in the Village because of the possibility of added foot traffic to the community.

Currently, since Dave Clouser, the Planning Boards Engineer could not make it to this meeting the Planning Board would like to wait and hear what recommendations he has for this application before moving forward.

Other Business

Linda spoke of a lot line adjustment between the Village and the Millbrook Golf and Tennis Club which was voted on and passed by the Village Board of Trustees in July. The Golf and Tennis Club now wants Linda, as Planning Board Chair, to sign the site plans so that they may submit them to Dutchess County Planning. Since the Planning Board did not see this application, nor had a chance to weigh in on it, she feels as though signing her name of approval on these site plans would be fraudulent. The Planning Board member unanimously felt that if the Village Board and the Golf and Tennis Club want to come before the Planning Board with this application, after review and approval, it would then be appropriate for Linda to sign the approved site plans.

Motion to Adjourn

Motion was made for the Planning Board to adjourn by Dr. Murray and seconded by Charlie Colomello. The meeting adjourned at 8:20 p.m.