

Village of Millbrook  
Village Planning Board  
November 18, 2010 Meeting

*Call to Order* Meeting began at 7:45 p.m.

*In Attendance* Linda Roberts, Chairperson, Joe Still, Joe Forte, Charlie Colomello, Dave Clouser, Planner/Engineer

*Absent* Dr. Thomas Murray

*Review of Minutes* Minutes of the October 28, 2010 meeting were reviewed. Joe Still made a motion to accept and Charlie Colomello seconded. All were in favor.

*New Business* **6 Old Orchard Lane- ZBA Area Variance Application Input**

Bethany and Seth Gross came before the Planning Board to discuss an application that they currently have before the Zoning Board of appeals for an area variance. They would like to build an addition onto their existing house. The original building permit application was denied without prejudice by the Building Inspector, Ken McLaughlin because the Gross' house sits on a non-conforming lot. The Zoning Board of Appeals has asked for the Planning Board's input as part of their area variance determination.

Photos and a survey map were provided to the Planning Board and the members looked over them thoroughly.

Part of the house will be torn down and the addition will be added. While the addition will be the same width as the house, it will add on an additional 40 feet in length. The peaked roof will share the same roof line and peak as the exiting house. No professional elevation drawing was provided, however, Seth provided his own drawing of the proposed addition.

There will be 2 pine trees removed due to the addition and the location where it ends. They initially wanted to have these 2 trees moved however after consultation; they were told the trees wouldn't make it.

Currently, there is a 7.7% lot coverage, including the Cottage Salon. The proposed lot coverage is 10.6%.

None of the Planning Board members saw a problem with this application as long as the neighbors approve of the proposed addition, which will be determined during the Zoning Board of Appeals public hearing on the area variance application. The Planning Board referred this application back to the Zoning Board with favorable input.

*Old Business*

**Eleanor Pelc Bed and Breakfast-Special Use/Site Plan Application**

Dave Clouser began by going over a letter that was submitted by Ms. Pelc from Brian Houston of Bly and Houston Land Surveyor LLP. This stated that after searching property deeds dating back to 1925, he did not find any record that there are any restrictions on the 15 foot right of way, which is the main access to Ms. Pelc's property.

While this letter from Mr. Houston answered the question of restriction posed on the 15 foot right of way, Dave was still concerned of the 15 foot width. The requirement is 50 feet.

The Millbrook Fire Department submitted a letter stating that they feel comfortable that any of their apparatus needed in an emergency situation will have access to the property, specifically citing that the surface of the roadway regularly permits the passage of heavy trucks from the Town of Washington Highway Department.

Because of the requirements however, Dave suggests that perhaps a legal interpretation from the Planning Board Counsel be better.

A public hearing for this application was set for December 16, 2010 to coincide with the Planning Board's regularly scheduled meeting for December.

**Bennett Redevelopment- Preliminary Subdivision PLAT Review**

Kevin McManus, Project Director for the Bennett Redevelopment project as well as Tony Veneziano, Attorney, Veneziano and Associates came before the Planning Board again to seek out Preliminary PLAT approval. Dave Clouser began by going over his memorandum, dated November 18, 2010. This memo summarized the purpose of the modifying certain requirements in the design standards so that the Bennett Redevelopment achieves the traditional neighborhood feel that the Bennett District calls for. The recommendations that have been made are also meant to cut down on impervious surfaces and to be more environmentally friendly. Dave and the Board members continued to discuss his memorandum. The memorandum is attached to these minutes and submitted for the record.

Continuing on, Linda Roberts, Planning Board Chair and the Board members went on to the Resolution. Linda began reading from the resolution, beginning on page 11. After, Dave Clouser went on to ensure everyone is aware that this is Preliminary Plat Approval. There is still quite a bit of work to be done prior to final review.

Charlie Colomello made a motion to adopt the Resolution and grant Preliminary Plat Approval. Joe Still seconded. All were in favor.

A copy of the Planning Board Resolution is attached to these minutes and submitted for the record.

*Motion to Adjourn*

Motion was made for the Planning Board to adjourn by Joe Still and seconded by Charlie Colomello. The meeting adjourned at 8:42 p.m.