

Village of Millbrook
Village Planning Board
April 19, 2011 Meeting

Call to Order Meeting began at 7:30 p.m.

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

Absent Joe Still, Dr. Thomas Murray

Review of Minutes Minutes of the March 15, 2011 meeting were reviewed. Charlie Colomello made a motion to accept the minutes with the correction that the term “use variance” used in the original draft copy of the minutes be changed to “area variance”. Joe Forte seconded the motion. All were in favor.

New Business **Marcellos Restaurant – Sign Review**

Nunzio Incorvaia came before the Planning Board to go over the proposed sign for Marcellos Restaurant located at 18 Alden Place. Showing the Board members a colored picture of what the sign will look like. The background is cream colored with a burgundy/wine color and a darker green around the border. The sign will be located in the same area as the existing sign is now, however, it will not be located on the existing pole. The pole that is there now will come out and the proposed sign will be mounted on 2 posts with a planter around it. To cut down on cost, the sign will be a single sided sign, facing the direction towards Church Street. This is also due to the lack of traffic flow in the other direction. Since the sign will be located in the same spot as the existing sign is, there will be no hindrance to sight.

Linda Roberts, Planning Board Chair, went on to ask about lighting for the sign. Nunzio answered by stating that it will be placed in the planter facing up at the sign. It will not shine into the parking area, surrounding homes or street.

After Dave Clouser checked on the size of the sign to ensure it was within the requirements per Village Code, Charlie made a motion to approve the sign. Joe Forte seconded the motion and all were in favor.

Millbrook Electric - Site Plan Waiver Request

Michael Shultz, owner and operator of Millbrook Electric, came before the Planning Board to request a site plan application waiver. He is looking to purchase the old Verizon building located at 105 Church Street and move his business, Millbrook Electric, in. Before completing the purchase of the property he wanted to ensure that he would be able to operate his business from that property.

Mike stated that at the peak of Verizon's business at that location, they were running 15 vehicles in and out of there throughout the day. He currently has 3 vehicles. The building houses 2 small office areas, 1 bathroom and 5 indoor parking spaces. There are 7 parking spaces in the front of the building and approximately ½ an acre of blacktop in the rear of the building where, if need be, more parking spaces can be added. After going over the parking, Mike added that once he leaves in the morning to go to his job site, he will be out for the day. He also, currently is the only employee, with occasional office assistance from his wife. So, he feels, that there will be less of an intensity in use than when Verizon operated from there. Linda Roberts, Planning Board Chair, agreed stating that his business would certainly fit in with the neighborhood and that it would certainly be a less intense use. Linda, however, did ask if he ever plans to sublease the building to other small businesses in the future. Mike responded that while he would like to see his own business grow with the addition of a few employees down the road, he has no intention of adding any other businesses to his property.

Linda also asked if there were any plans for exterior modifications to the building. Mike responded that the building is in desperate need of a new roof and he would like to paint the exterior. He also added that he is aware that he must come back to the Planning Board when he is ready to add a sign. Other than those noted, he has no other plans of any exterior changes.

Looking into Village Code, Dave Clouser, Planning Board consultant and Engineer, stated that with this proposal, there is no greater use of water/sewer, no increase in traffic to the neighborhood, no change of use or intensity and it is a permitted use in the RMF district. Adding in the fact that there is more than enough parking to meet the requirement by code, this proposal is a good candidate for site plan waiver.

Motion was made by Joe Forte to approve the site plan application waiver. Charlie Colomello seconded. All were in favor.

Backyard Garden and Pet Supply-Propane tank relocation and sign review

Joe Spagnola came before the Planning Board to discuss relocating a propane tank outside of the Backyard Garden and Pet Supply Store located at 18 Washington Avenue. This is a 4500 square foot space with one entrance. The propane tank is being moved for safety and to give more space for setback requirements. At first, Joe explained, he thought that setback requirements weren't met with the current location of the propane tank. When he measure he realized that it, in fact, did meet the requirements but relocating the tank will improve traffic flow as well. Joe has already poured a slab with a 6 foot chain link fence around it, as required by code, where the propane tank will ultimately be located. Dave Clouser stated that while it is good to keep the Planning Board up to date on changes to a site such as this, no Planning Board action is required. As long as the new location of the tank meets code requirements, no input from the Planning Board is needed. Joe also stated that he wanted to let the Planning Board know that he is having the parking lot striped per the site plan that is on file with the Village.

Moving on to the sign review, Joe stated that the sign will be hand painted by his wife and it will measure 63 1/2" by 35 1/2". Dave stated that is just a little over 15 square feet. The sign will be mounted to the building underneath the gable and will not project out. After looking over the diagram that was submitted and discussing the colors that will be used, Charlie Colomello made a motion to approve the sign. Joe Forte seconded. All were in favor.

Pulse Cycling and Fitness - Sign Review

Joe Parinello came before the Planning Board with sign in hand. He stated that the old sign was removed from the existing brackets and repainted for Pulse Cycling and Fitness. No changes in the sign's size were made. Hanging from existing brackets the bottom of the sign will be 7 1/4' from the ground.

Charlie Colomello made a motion to accept the sign. Motion was seconded by Joe Forte. All were in favor.

Executive Session

Charlie Colomello made a motion to go into Executive Session to discuss personnel and potential litigation. Joe Forte seconded and the Board went into Executive Session at 7:58 p.m.

Charlie Colomello made a motion to come out of Executive Session. Seconded by Joe Forte, the Board ended their Executive Session at 8:55 p.m.

Motion to Adjourn

Motion was made for the Planning Board to adjourn by Charlie Colomello and seconded by Joe Forte. The meeting adjourned at 8:56 p.m.