

Village of Millbrook Planning Board

35 Merritt Avenue
Millbrook, NY 12545

Minutes of the April 10, 2023 Meeting

Members Present: Chair Matthew Anderson
Joseph Forte
Genevieve Glasson
Ann Ledy
Kay Vanderlyn

Members Absent: None

Chair Anderson called the meeting to order at 6:00pm

PUBLIC HEARING

79 BENNETT WAY

The owner is seeking a Lot Line Adjustment involving Bennett Commons and Bennett Park.

In Attendance: Steven Alex, LaBella Engineering

Motion to Open the Public Hearing

Made by: Ann Ledy
Second: Genevieve Glasson

Motion PASSED with the following vote:

Chair Anderson:	AYE
Joseph Forte	AYE
Genevieve Glasson	AYE
Kay Vanderlyn	AYE
Ann Ledy	AYE

There were no comments from the Public.

Motion to Close the Public Hearing

Made by: Genevieve Glasson

Second: Ann Ledy

Motion PASSED with the following vote:

Chair Anderson: AYE

Joseph Forte AYE

Genevieve Glasson AYE

Kay Vanderlyn AYE

Ann Ledy AYE

Motion to Approve the Lot Line Adjustment

Made by: Ann Ledy

Second: Genevieve Glasson

Motion PASSED with the following vote:

Chair Anderson: AYE

Joseph Forte AYE

Genevieve Glasson AYE

Kay Vanderlyn AYE

Ann Ledy AYE

PETER GROFFMAN: 60 Maple Avenue

The Groffmans are seeking a Special Permit for a one-bedroom, one-bathroom accessory apartment on the second floor of their garage, intended for their daughter when she visits. The footprint of the garage will not change. The apartment will not be used as a short-term rental. The Applicant is seeking a Special Permit for an accessory apartment for a home health aide.

of the garage will not change.

In Attendance: Peter Groffman, Owner, and Edward Loedy, Architect

Motion to Open the Public Hearing

Made by: Joseph Forte
Second: Ann Ledy
Motion PASSED with the following vote:

Chair Anderson:	AYE
Joseph Forte	AYE
Genevieve Glasson	AYE
Kay Vanderlyn	AYE
Ann Ledy	AYE

There were no comments from the Public.

Motion to Close the Public Hearing

Made by: Ann Ledy
Second: Genevieve Glasson

Motion PASSED with the following vote:

Chair Anderson:	AYE
Joseph Forte	AYE
Genevieve Glasson	AYE
Kay Vanderlyn	AYE
Ann Ledy	AYE

Motion to Approve the Special Permit on the Condition that the Zoning Board of Appeals Approves the Area Variance.

Made by: Ann Ledy
Second: Genevieve Glasson

Motion PASSED by the following vote:

Chair Anderson:	AYE
Joseph Forte	AYE
Genevieve Glasson	AYE
Kay Vanderlyn	AYE
Ann Ledy	AYE

WORKSHOP

EUGENIA REVSON: 3310 Franklin Avenue

Ms. Revson wishes to construct a small one-bedroom apartment on the back of her garage for a home health aide. She is seeking a Special Permit to do so, as well as an Area Variance from the Zoning Board.

In Attendance: Robert Nilsen, Builder

Planning Board Scheduled a Public Hearing for the May 8, 2023 Meeting Pending the Zoning Board of Appeals Decision on April 17, 2023.

Motion to Close the Meeting

Made by: Genevieve Glasson

Second: Ann Ledy

Motion PASSED with the following vote:

Chair Anderson:	AYE
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Joseph Forte	AYE
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Genevieve Glasson	AYE
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Kay Vanderlyn	AYE
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Ann Ledy	AYE
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The meeting closed at 7:00pm.

