

Village of Millbrook Planning Board

35 Merritt Avenue

Millbrook, NY 12545

Minutes of the June 9th, 2025 meeting

Members Present: Chair Frank Redl
Douglas Dundas
Kay Vanderlyn
Genevieve Glasson

Members Absent:
Joseph Forte

Chair Frank Redl called the meeting to order at 6 pm on June 9th 2025.

Chair Frank Redl made a motion to accept the May 12, 2025 meeting minutes second by Dundas. All members present Aye motion passes 4-0.

Chair Frank Redl spoke regarding the next item on the agenda, a site plan and special use permit application for 18 Washington Avenue for Site Plan & Special Use Permit. Chair Redl asked for the applicant to discuss the proposal.

Steve Hackabarg Architect, Tom Shaw the owner of the property and Mark Day from Day & Stokosa Engineering were in attendance for the applicant. The applicant and his team ran through the project. The applicant would like to convert an existing storage building into a single-family residence for his daughter. The property is currently a mixed use residential and commercial site. There will be some minor exterior changes for egress. There are existing utilities already on site. No change to the footprint.

Frank asked about black topping the parking lot. There is no intent to changing the parking lot to a blacktop.

Member Dundas asked about the correlated doors.

Member Glasson asked about the history of the building. The owner answered her question in detail.

Member Glasson inquired about parking, which was answered by the applicant that the site is one of the only sites within the village with ample parking.

Member Dundas made a motion to open the public hearing second by Chair Frank Redl regarding the Application by Washington Avenue Development, Inc., by Day & Stokosa Engineering, for site plan approval and special permit to construct a single-family dwelling unit with associated parking in an existing structure at 18 Washington Avenue, Tax ID #412037, Zone GB. This application is before the Board for a public hearing and special use and site plan approval.

Chair Redl asked for public comments, their being no comment by the public Chair Redl made a motion to close the public meeting, second by member Dundas all members present Aye voted 4-0

Chair redl asked the board if there were any further questions from the board, and no questions were raised.

Chair Redl went through SEQR

Unlisted action

No detriment to the environment

No change to the neighborhood

Chair Frank Redl made a motion to declare this application a negative declaration under SEQR

Chari Redl made a motion to grant site plan approval, seconded by Member Vanderlyn All members present Aye voted 4-0.

Chair Redl made a motion to grant a special use permit to change the use from storage to residential, member Dundas seconded, all members present Aye voted 4-0.

Chair Redl made a motion to grant Architectural Review for the proposed exterior modifications to the existing building, seconded by member Dundas all members present Aye voted 4-0.

NEW BUSINESS

Chair Frank Redl opened the New Business which is an application for a lot line change between Lands of Helicon Realty, LP and Lands of like and Pamela Hayman 46 Valley Farm Road and 24 Valley Farm Road Millbrook, NY 12545

Brian Houston, the surveyor for the applicant spoke on the application. The property located at 24 Valley Farm Road is a legal nonconforming as to lot size 0.36 acres. Helicon Realty Property located at 46 Valley Farm Road is a vacant parcel. The applicant at 24 Valley Farm Road is looking to add 2.98 acres from 46 Valley Farm road.

Member Dundas inquired about the shape of the property. Answered by Brian Houston that there is a trail that the owner at 46 Valley Farm Road wanted to keep

Member Dundas asked if they wanted to build a new house. Answered by Brian Houston that he was not aware of any plans at this time.

Chair Frank Redl brought up that the parcels are now located in the RU parcel which is 5-acre zoning.

Member Glasson asked the reasoning for the Zoning change an answer was not known. She also brought up what does the Zoning Change do to these properties.

Chair Frank Redl asked the applicant if there was any plan to develop the vacant land. The applicant was not sure if there were any plans at this time.

Further discussion between members and applicants about a new house and complying with setbacks and that the property would still be nonconforming, however the addition of acreage would make the property less nonconforming.

Chair Frank Redl made a motion to accept the application and schedule a public hearing for the July 15 meeting seconded by member Dundas all members present AYE voted 4-0.

Chair Frank Redl made a motion to adjourn the meeting at 6:23 pm seconded by Member Dundas. Meeting adjourned.

Respectfully Submitted,

Justin Noyes, Secretary

Chair Frank Redl made a motion to accept the application and schedule this matter for a public hearing for site plan approval and special permit for the June 9th meeting at 6pm

Moved: Douglas Dunda

Second: Kay Vanderlyn

All members present voted aye, 3-0, the motion passed unanimously

Chair Frank Redl made a motion to adjourn the meeting

All members present: Aye, 3-0 vote

Meeting Adjourned 6:08pm

Respectfully Submitted,

Justin Noyes, Secretary