

Village of Millbrook Planning Board

35 Merritt Avenue

Millbrook, NY 12545

Minutes of the September 8th, 2025 meeting

Members Present: Chair Frank Redl
Joseph Forte
Kay Vanderlyn
Genevieve Glasson

Members Absent:
Douglas Dundas

Chair Frank Redl called the meeting to order at 6:03 pm on September 8th 2025.

Chair Frank Redl opened the meeting for the application for Bennett Commons Phase 2 Nature Trail.

Chair Redl opened the floor for Rennia Office, the applicant spoke on the application for phase 2 Bennett Park. Connect the walkway at the end of franklin avenue to Bennet Park.

The applicant spoke in detail about the materials used for the walkway and the reason why the trail shall be located where it is.

Chair redl asked if any impervious surface shall be used and was answered by the applicant as no.

Chair redl asked if there would be any proposed lighting on the trail, was answered no proposed lighting.

Applicant said in future there would be proposed seating in future phases.

Motion to open public hearing Chair Redl, seconded by Joseph forte all members in attendance aye 4-0

Public Hearing Open

Public asked questions regarding location of the trail entrance on franklin avenue and through the property.

Public asked questions regarding the material used for the trail and if the material is ok for walkers, strollers, bikes.

The applicant responded that the material will be ok for those uses.

Chair Frank redl asked about signage to identify the entrance for the trail. Applicant said they can reach out to DOT about signage.

Chair Frank redl asked about the sidewalk on franklin avenue. The applicant stated that the sidewalk is not in phase 2 but is a part of the overall master plan.

Member Glasson

Chair Redl read a letter from a resident about extending the sidewalk from franklin to carol blvd.

The applicant stated that the sidewalk is not in Phase 2.

Chair Redl spoke regarding another letter from a resident regarding the design of the trail and flood plain and possibly changing the location.

The applicant responded to the concerns and why the trail is located where it is.

Chair redl asked for a landscaping plan other members asked about landscaping and trees.

The applicant stated no significant trees will be removed and the trail would wrap around any significant trees remaining.

A resident inquired about how close the trail would be to Bennett commons concerned about people wandering onto Bennett Commons.

The Applicant responded to their concerns.

Chair redl inquired about emergency vehicles being able to access the trail

The Applicant responded to their concerns

Resident inquired about new parking lots and their concerns about more traffic. The parking lots are not part of phase 2 and will be addressed at a later date.

Resident brought up concerns about signs on the property and the rotary.

Discussion continued regarding future phases by applicant and residents.

Resident asked about any aquafers on the property.

Chair Frank asked the board if they should close the public hearing.

Member Glasson asked to make a note that in future applications that future minutes be sent to the village board for possible grant funding.

Chair redl asked if the board if he could speak to the village board about sidewalk maintenance.

Chair redl made a motion to close the public hearing second by member Glasson, all in attendance aye

4-0

Chair redl made a motion to approve phase 2 woodland trail. With conditions Member Kay second all in members in attendance Aye 4-0

Condition 1: DEC approval

Condition 2: Details on Bridge

Condition 3: Landscaping Plan

Condition 4: Signage open Dawn to Dusk/ No motorized vehicles on trail

Chair redl made a motion to adjourn the meeting 6:52pm second by member Kay all members in attendance aye 4-0

Chair frank Redl made a motion to accept the June 9, 2025 meeting minutes second by _____. All members preset Aye motion passes 4-0.

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

Chair Frank Redl made a motion to accept the application and schedule a public hearing for the July 14 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