

Village of Millbrook Planning Board

35 Merritt Avenue

Millbrook, NY 12545

Minutes of the November 17th, 2025 meeting

Members Present: Chair Frank Redl

Douglas Dundas

Kay Vanderlyn

Joseph Forte

Members Absent: Genevieve Glasson

Chair Frank Redl called the meeting to order at 6:07 pm on November 17th 2025.

Chair made a motion to approve the October Meeting minutes, Motion Carried

Chair Frank Redl opened the meeting for the application for Peter Groffmann Accessory dwelling unit.

Chair Redl opened the floor for the applicant, the applicant spoke on the application to build an accessory dwelling unit in their detached garage.

The applicant had letters of support from the neighbors.

Chair brought up that there was a concern about renting the proposed Accessory Dwelling unit.

The applicant said there is no plan to rent it but talked about possibly amending the Deed to state that if a new property owner would have to speak to the neighbors to rent the apartment at a later date

Chair asked about colors for the exterior. Applicant responded that they are looking to match the exterior colors.

Chair asked if the applicant could submit color rendering. Applicant responded sure.

Chair made a motion to open the public hearing second by Douglas Dundas all if favor aye 4-0 Public hearing open.

Chair asked if anyone present would like to comment of the application.

No comments were made.

Chair Frank Redl made a motion to close the public hearing, second by Joseph Forte all in favor aye 4-0

Chair stated that the application requires a special permit and deemed his application complete.

Chair made a motion to declare lead agency and to be placed on the December 8th agenda for a final approval and acceptance of final renderings seconded by Joseph Forte all in favor aye 4-0

Second item for discussion only is a lot line realignment between 24 Valley Farm Road and 46 Valley Farm Road and proposed new house

Chair asked license design professional to state name for the record "Ray Nelson" spoke on the proposed project. The plan was to add acreage to the property and build a new house that would overlook the lake.

The applicant "Ray Nelson" asked the board if they had any questions.

Chair Frank Redl stated that multiple variances would be required frontage and lot size.

And additional line item showing which variances shall be required.

The existing curb cut will be used.

Chair Frank Redl stated they can accept the application.

The applicant stated that the property will become more conforming.

Chair Frank Redl made a motion To adjourn the December 8th meeting second by Joseph Forte all in favor aye 4-0 adjourn at 6:25pm