

Village of Millbrook Planning Board

35 Merritt Avenue

Millbrook, NY 12545

Minutes of the January 12th, 2026 meeting

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

Members Absent:

Chair Frank Redl called the meeting to order at 6:00 pm on January 12th 2025.

Chair made a motion to approve the December meeting minutes, Motion Carried 5-0

30 VALLEY FARM ROAD SITE PLAN PUBLIC HEARING

The applicant spoke regarding the accessory 2 car garage site plan and why the garage needs to be so close to the property line.

Chair Frank Redl asked about the water supply, answered the property is on public water private sewer.

Chair Frank Redl made a motion to open the public hearing second by member Dundas opened the meeting for the application for site plan for a 2 car garage. Motion Carried 5-0.

Chair Frank Redl asked if there was anyone present to speak for or against the application.

Chair Frank Redl made a motion to close the public hearing as there was no one present to speak against the application. Second, by member Glasson motion carried 5-0.

Chair Frank Redl asked the board if they had any questions regarding the application.

Member Dundas asked if anything had changed since the applicant last appeared, answered no

The applicant showed images of neighboring properties and locations of their garages to demonstrate that the location is keeping with the character of the neighborhood.

SEQR

Unlisted action under SEQR

No change in character of the neighborhood

No environmental issues

Motion made by chair Redl for negative declaration under SEQR second by member forte all in favor AYE 5-0. Motion carried

Chair Redl made a motion to approve the site plan as presented to the board

Condition 1: the applicant must receive their variances from the ZBA

All members present aye 5-0 motion carried.

Chair redl gave a status update on prior submissions, Millbrook 22 LLC for site plan. Application was circulated and the building inspector asked for a letter of intent.

Thorne center was circulated and maybe on February agenda.

There was dialogue regarding emails and circulation. Answered that the prior submittals are only circulated to other agencies.

There was a discussion regarding a prior submittal regarding 92 maple accessory apartment and renting out the apartment. Conditions were not put on that submittal.

Further discussion from the board regarding an accessory apartment.

Motion to adjourn from chair Redl seconded by member Douglas, all in favor aye 5-0