

Village of Millbrook Planning Board

35 Merritt Avenue

Millbrook, NY 12545

Minutes of the February 9th, 2026 meeting

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

**Members Absent:** Joseph Forte

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Chair Frank Redl called the meeting to order at 6:00 pm on February 9<sup>th</sup> 2026.

Chair made a motion to approve the January meeting minutes, second by Doug Dundas Motion Carried 4-0

**Millbrook 22 LLC**

Chair Frank Redl spoke regarding Millbrook 22 LLC Application

Chair Frank Redl made a motion to schedule the public hearing for March 16<sup>th</sup> second by member Dundas. Motion Carried 4-0.

Member Dundas asked if the site plan had been circulated. Answered yes

Chair Frank Redl spoke regarding having a special meeting for Thorne Building submission

## **24-46 Valley Farm Road Public Hearing lot line realignment and proposed new house**

Chair Frank Redl asked if anyone was present to speak on the application.

The applicant spoke on the application, there is a current farmhouse on the existing parcel and purchase and additional 3 acres and construct a new house closer to the lake. The old house needs to be removed in order to build a new house.

Member Doug asked if the property has the small house. Answered Yes

Member Glasson asked the chair if the property was in the RU zoning district which requires 5 acres.

Chair Redl answered stated that the current property is a third of an acre and that the proposal to purchase more land will bring the property closer to compliance with the new zoning regulations.

Chair redl asked if the applicants consultants could show the existing lot lines and the proposed lines.

Chair redl asked if the new house would be connected to public water and sewer

Chair redl asked about tree clearing. Answered that they do not intend to.

Chair Frank Redl made a motion to open the public hearing second by member Glasson all in favor aye 4-0.

Chair asked if there was anyone present to speak for or against the application. No comments were made.

The public hearing shall remain open as the application requires two variances and need to be referred to the ZBA with a positive recommendation to issue the two variances and comments from the Village Engineer.

Member Glasson asked the applicant to confirm the site is on Municipal water and sewer.

The village has agreed to the proposed pump up system design.

Chair Redl asked for the water line to be placed on the site plan.

Chair redl made a motion to adjourn the meeting without a proposed new date all in favor aye 4-0.

The members spoke regarding having two separate meetings in March.

Members decided to just have 1 meeting on March 16<sup>th</sup>

Members spoke regarding the expected turnout for the throne building application