

VILLAGE OF MILLBROOK
PLANNING BOARD

FINAL
MINUTES
April 20, 2026

Members Present: Frank Redl, Chair
Doug Dundas
Kay Vanerlyn
Joe Forte

Members Absent: Gen Glasson

The meeting was called to order at 6:30 pm.

The Board discussed the Minutes from the March meeting.

The Chair moved to accept the Minutes without revisions. All were in favor so the motion passed unanimously.

The next item on the agenda pertained to the application of the **THORNE MEMORIAL BUILDING** located at 3323 Franklin Avenue for Site Plan and Special Use Permit'



The Applicant was represented by Michael Sloan.

Sloan introduced and explained the project and the anticipated renovations to the building both interior and exterior. The finished project will be a community center.

The interior changes and buildouts will include:

- Performance hall
- Movie studio
- Dance productions
- Culinary art classes
- Community art gallery
- Recording studio
- Offices
- Music studio
- Computer room
- Installation of an elevator and other ADA compliance features

The exterior improvements shall include:

- Enlarge parking
- Remove portico on east side of building

- Expansion to north side of building
- Remove band shell as it will be relocated to Bennett Park
- EV charging stations

Sloan mentioned that there is an easement by prescription for egress of the site through the neighboring church property.

The Chair moved to open the public hearing, seconded by Doug Dundas and voted and carried unanimously.

Doug Dundas moved to open the public hearing, seconded by Joe Forte and voted unanimously to open the public hearing.

Ms. Logan-Barabelle spoke first. She did not have any comments about an agenda item. Rather she opined about not getting sufficient notice of the public hearing and that the minutes were not posted on the Village Website until the day of the hearing. She also indicated that she believed that the minutes were incorrect without making any specific reference.

The Board indicated that the applicant needs to submit a detailed Narrative relating to the Special Use Permit so show that all criteria will be met.

It was discussed that a waiver from the BOH may be needed regarding a grease trap. A waiver will also be needed for parking.

A resident mentioned that there should be proper fire department access to site. Will traffic on Franklin Avenue be impacted negatively?

Rennia indicated that future phases need to be relabeled regarding the playground.

The Chair then moved to close the public hearing to be held on April 20, 2026 seconded by Doug Dundas and voted and carried unanimously by the Board.

The next item on the agenda pertained to **24 VALLEY FARM ROAD** for a continued public hearing.

The chair moved to open the public hearing, seconded by Doug Dundas, voted and carried unanimously.

The applicant discussed the plan for a lot line adjustment. The intent is to construct a new single family resident on the expanded site. It will be a condition that the existing home needs to be demolished first and before the new residence is built.

The Board agreed to forward a copy of the plans to Rennia for its review and comment.

Joe Forte moved to close the public hearing except to receive comments from Rennia. The Chair seconded the motion, and voted and carried unanimously.

The next item on the agenda pertained to the application of **3265 FRANKLIN AVE. LLC, PROPOSED SITE PLAN PHASE II.**

The applicant was represented by Steve Hackbart.

A quick review was made for Phase I of this Project which involved a renovation of the hardware store and apartments on the second floor.

Phase II pertains to the residential portion of the site behind the old Slammin' Salmon building.

The proposed structure is smaller than that originally planned for the site. The existing building will be razed and a new building will be erected to contain two residential apartments. The new building square footage has been reduced by 500 SF from the original plans.

The applicant will have to apply to the ZBA if any variances are required.

The Chair moved to open the public hearing, seconded by Doug Dundas, voted and carried unanimously.

The adjoining neighbors, Arthur Kasczak and his wife and their son, Scott Galbraith, appeared before the Board. They had many complaints about the plans.

First, they believe that there may be a discrepancy in the survey line between the parcels. Next, the new building will only be about 6' from their home and will block all sunlight and views from their home looking west. Their home is about 126 years old built by Italian masons. They have never had an obstructed view. They realize that they are in a GB zoning district but the prior owner, Flanagan, said that he would never develop this site.

Mrs. Kasczak read a statement into the record stating that the new building would be 6.7' from their home, the new building will cut off all light and sun to the west side of their home, their views to the west will be blocked, and the new building will hide the beautiful architecture of their home. The son also spoke and echoed his parents' comments.

The neighbor across the street asked if the new building could be shifted to avoid blockage. Rob Dyson stated that they have changed the plans and mitigated adverse effects as much as possible.

The Board inquired whether the new building could be shifted back (to the south) and provided parking in the front of the building rather than the back. The present site

of the building was chosen so that it was aesthetically pleasing and in line with the setbacks of other homes on Merritt.

The Board noted that the plans under review are Code compliant and no variances are required.

The Chair moved to close the public hearing except that written comments will be accepted for 10 days. Doug Dundas seconded the motion, voted and carried unanimously.

Lastly, the restaurant on Alden Place appeared for a discussion item. The Board previously granted site plan approval for this restaurant provided that there be no outdoor dining. The owners now wish to get outdoor dining approved. The Board advised that an application will be needed for an amended site plan.

There being no further business, the Chair moved to adjourn the meeting. Doug Dundas seconded the voting, voted and carried unanimously.

The Meeting was adjourned at 7:55pm.