

Village of Millbrook Planning Board

35 Merritt Avenue

Millbrook, NY 12545

Minutes of the May 18, 2026 meeting

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

**Members Absent:**

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Chair Frank Redl called the meeting to order at 6:02 pm on May 18<sup>th</sup> 2026.

Chair made a motion to approve the April meeting minutes, second by Doug Dundas Motion Carried 5-0

**Thorne Building- Continued, Site Plan Approval**

Chair Frank Redl spoke regarding the application and possibility for childcare. Was answered that no childcare is proposed and therefore a special permit is not required.

Chair Frank Redl went over comment memo from Rennina engineering.

This matter is of local concern.

Rennina engineering spoke regarding parking and that it would be more of a matter of local concern.

The applicant is seeking a waiver for parking and will potentially highlight a section where the lawn could be used for parking.

There was a question regarding the potential of an acre of disturbance and would require a swppp. Answered by Sloan architects, the area would be well under an acre.

Chair Frank Redl asked about architectural review and that under site plan the Planning board has the authority to do the review.

The applicant spoke regarding two exterior changes to the building.

The board had no objections to the proposed exterior modifications.

Chair Frank redl asked about the exterior lighting. Answered minimum security lighting requirements and lights will dim down at a certain time.

Chair frank redl asked about lot coverage. Answered it will not exceed the lot coverage.

Chair Frank redl made a motion to declare the action under SEQR Type 2 seconded by Member Glasson all members in favor aye 5-0.

**Chair Frank Redl made a motion to grant conditional site plan approval subject to the following conditions.**

- 1. Outstanding matters on Rennina response letter addressed.**
- 2. Total acreage of disturbance is under an acre therefore a SWPPP is not required**
- 3. The applicant has submitted a statement of use for all uses within the building and child care is not offered in the building and a Special Use permit is not required.**
- 4. Granting the parking waiver.**
- 5. Based upon review of the architectural review granting the exterior changes .**

Seconded by Member Glasson all members in favor aye 5-0.

### **3265 franklin Ave LLC- Continued, Site Plan Phase 2**

Chair Frank Redl asked if there was anyone to speak on behalf of the application and stated the public hearing was opened and than closed at the April meeting but was left on the agenda for any written comments from the residents.

Chair Frank Redl asked that photos be made as part of the record and other comments.

Chair Redl read dated emails for and against the proposed project from multiple residents.

Chair Redl asked Rennina Engineering if all their comments had been addressed by the applicant. Chair Redl asked if the application had been submitted to Dutchess County Planning.

There was a discussion regarding parking and the siding appearance and some landscaping.

Chari Redl asked the Building Inspector regarding water and sewer, answered that all items have been addressed with the appropriate departments.

There was a discussion regarding negative comments about the proposed project. The Board stated that the application complies with all standards except parking.

The board discussed that the applicant has tried to mitigate some concerns from the residents by reducing the footprint.

A resident brought up that a letter had not been addressed. The letter was then addressed by the Chair and read into the record.

**Chair Redl made a motion to grant final site plan approval subject to the following conditions**

- 1. County Referral**
- 2. Grant parking waiver as requested**
- 3. Final submitted plans add final architectural features**

Comments were made by residents and the board listened.

**Member Forte second motion, all members in attendance aye 5-0 motion passed**

**Type 2 action under SEQR motion made by Chair Frank Redl seconded by member forte all members in attendance aye 5-0.**

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

Chair Frank Redl asked Rennia Engineering to speak on their comments.

The property will still be non-conforming but less non-conforming.

The project required two area variances which were granted by the Zoning Board of Appeals.

The building inspector discussed the proposed project and as to why site plan was required and a brief history of the project.

The Chair stated it was his understanding that the house needs to be removed before the applicant can start to construct the new single-family residence. Which the Building inspector acknowledge was correct.

There was further discussion regarding the existing house needs to be removed.

**Chair made a motion to declare this a Type 2 action under SEQR second by Member Glasson all members in attendance aye 5-0**

**Chair made a motion to grant final approval for the lot line alignment and site plan approval subject to the following conditions.**

**1. Engineers letter**

**Seconded by member Glasson, all members in attendance aye 5-0**

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