

**Planning Board Meeting**  
**Minutes**  
**November 16 , 2016**

**Call to Order:** Meeting was called to order at 7:26PM by Chairman Morse.

**In Attendance:** Chairman Stanley Morse, Joseph Still, Charles Frisina, Heather LaVarnway and Joseph Forte.

**Pledge of Allegiance:** Led by Mr.Still.

**Review of Minutes:** A motion was made by Mr. Still and seconded by Mr. Frisina to approve the October 18, 2016 Planning Board meeting minutes. All were in favor.

**Old Business:** N/A

**New Business:**

**1. Merritt Bookstore – Ms. Kira Wizner – 55-57 Front St. Sign Approval Request.**

Ms. Wizner represented Merritt Bookstore at this meeting. She explained that the bookstore has been in business for 25 years and she has owned it for one year (this week!)

She is requesting a freestanding sign to replace the current sign on posts located at 57 Front Street. The current sign states “Parking Courtesy of the Bank of Millbrook”. She is requesting an additional sign on the existing posts to read “Merritt – Bookstore/Toystore”. The Bank of Millbrook is in favor of the change in signage. The public parking sign would become an accessory sign allowable due to the public service provided. The posts won’t change – the balls on top of the posts will be changed very slightly. The bookstore sign, which would be the new sign, as presented, would be 6.8 sq ft – larger than the Village Code (Section 230-20.B.(2).(f) permits.

Mr. Still remarked that the bookstore is set back from the roadway so this sign is critical to their business.

Mr. Forte moved and Mr. Still seconded a motion to refer this request to the Zoning Board of Appeals (ZBA) with full support for positive approval. All were in favor.

**2. Maura’s Kitchen – Ms. Maura Letizia – 16-18 Alden Place – Sign Approval Request.**

Ms. Letizia represented Maura’s Kitchen at this meeting.

She commented that the parking lot paving and stripping is complete. Their fence should be installed within a few days.

Chairman Morse explained that the proposed sign is considered a new sign – grandfathering signs is not accommodated within the Village Code. He explained that the Village Code (Section 230-20.B.(2).(f).) allows for a 2 sq ft sign. Maura’s sign, as presented, would be 18.25 sq ft. The freestanding sign would be attached to the existing posts. She also said that it would be a one-sided sign.

Mrs. LaVarnway noted that Maura’s sign would be wider than the posts. She also suggested that Ms. Letizia might want to lower the sign on the posts.

Mr. Still remarked that the sign needs to be above car height on the street to be seen – but that it should fit within the posts.

Mr. Frisina agreed that the sign should stay within the posts and be reduced a bit.

Mr. Still asked about lighting for the sign. Ms. Letizia said perhaps in the future. She suggested upward facing lights from the box holding the posts – or downward shining lights on top of the sign. Mrs. LaVarnway suggested that downward facing lights are always preferable (no annoyance to neighbors).

Mr. Frisina moved and Mrs. LaVarnway seconded a motion referring this request to the ZBA with full positive support for a slightly smaller version of the proposed sign that will fit within the posts. All were in favor.

The Board suggested that their existing “coming soon” banner could be maintained for 30 days – by eliminating the “coming soon” portion - so the restaurant can open - until the ZBA can meet to review this variance request.

**3. Absolutely Wild Home – Peter Cunningham and Paulo Mizrahi – 3300 Franklin Avenue – Request for Sign Approval.**

Mr. Cunningham and Mr. Mizrahi represented Absolutely Wild Home at this meeting.

Mr. Cunningham and Mr. Mizrahi explained their background (Mr. Cunningham is an event designer and Mr. Mizrahi is an interior designer) and why they wanted to open a home décor store in Millbrook. They originally wanted to buy the building but decided to rent it after learning that it had been sold.

Mr. Still, a long-standing Village resident and business owner, gave a brief history of this building. He said that it is a beautiful building and very visible from the street. He also said that Absolutely Wild Home will be good addition to the Village.

The freestanding sign, as presented, would be 6 sq ft – larger than the 2 sq ft permitted by the Village Code.

Mr. Frisina suggested that the Planning Board could not approve the 6 sq ft freestanding sign (it would require a ZBA variance since 2 sq ft is the maximum allowed) – but that same 6 sq ft sign could be used as a projected sign off the building and be approved.

Mrs. LaVarnway suggested other alternatives: a wall sign or a smaller sign on a lower post.

After discussion, Mr. Mizrahi happily agreed to a projected sign to be hung from the corner of their building (facing Stewart’s parking lot). He will prepare new sign specifications and deliver them to the Village Hall on 11/16/16.

Mr. Still and Mrs. LaVarnway will review the new sign specs once received and determine if

they are acceptable for Planning Board approval.

Mr. Frisina moved and Mr. Forte seconded a motion offering conditional approval for a hanging sign contingent on receipt and approval of the new sign specifications. All were in favor.

**Other Business/Administrative Items:**

1. Limone – ZBA will review his area variance request on 11/16/16.
2. Brooke Swass sent an email asking for sign requirements for a tack shop she wants to open at 18 Washington. Chairman Morse will respond.
3. Grace Church met with Chairman Morse re building a greenhouse for teaching & community outreach purposes. Chairman Morse will keep the Board updated.
4. Canoe Hill – overdue escrow balance totals \$2,301.35. The requested back-up documentation was sent to Canoe Hill. Awaiting response.
5. Eleanor Acworth – a mobile vet – sent an e-mail re the possibility of opening a vet office in a home she might purchase on Nine Partners Lane. Chairman Morse is responding to her.
6. NY Wellness – Medispa – overdue escrow balance totals \$530.63. Secretary Gould has been unable to contact anyone regarding this.
7. 16-18 Alden Place – overdue escrow balance totals \$390.86. Secretary Gould has e-mailed & called attorney Cantor re this. He says he has passed the request along to Mr. Incorvaia. No payment received to date.
8. 3311 Franklin Avenue (Arbogast/Daidone) request for a detached garage accessory apartment. Their attorney, Cara Whalen, plans to call attorney Battistoni (PB atty) to determine if a waiver is required because their 1/3 acre lot is not large enough for 2 dwellings in the “R” district. Chairman Morse will keep the Board updated.

**Adjournment: Mr. Frisina moved and Mrs. LaVarnway seconded a motion to adjourn the meeting at 9:09PM. All were in favor.**