

A regular meeting of the Village of Millbrook Planning Board was held on Tuesday July 31, 2018 at Village Hall, 35 Merritt Avenue at 7:00 p.m. Acting Chairman Joseph Still called the meeting to order.

Pledge of Allegiance was led by Acting Chairman Still.

Acting Chairman Still made a motion to accept the minutes of 05/15/2018, all were in favor.

New Business – Patrick Murphy, 110-112 Church Street, Grid No. 6765-18-458014. Preliminary discussion and review of application to convert a two family dwelling into a multi-family dwelling. A variance will be required for parking.

Patrick Murphy was present to represent the application.

Patrick addressed the board and stated he wants to make it a three family house, with only completing interior alterations. The exterior does not need any changes. There is plenty of space inside to create the three family. Mr. Murphy stated that two of the spaces are currently rented to occupants and there is space to create another rental.

Acting Chairman Still advised Mr. Murphy that the board will need a floor plan. Mr. Murphy provided a drawing to the board.

A discussion followed and Mr. Murphy pointed out the occupied spaces and where he plans to create the third rental space.

Acting Chairman Still advised Mr. Murphy that the board will need to refer the application to the Zoning Board of Appeals prior to the Planning Board making a decision as the application does not meet the parking requirements. Acting Chairman Still stated that the board will need a more detailed drawing for the layout as well.

Acting Chairman Still declared the Planning Board Lead agency in this matter and asked for a motion to refer the application to the Zoning Board of Appeals for the parking variance. Mr. Forte made a motion, Ms. Ulrich seconded, all were in favor.

New Business – Gerard & Sheila Walker, 16 Washington Ave, Grid No. 6765-18-402046. Preliminary discussion and review of application for a conversion to a multi-family residence. A variance will be required for parking.


Mr. & Mrs. Walker were present to represent the application. Mrs. Walker stated that their plan is to turn the structure into apartments. There are currently 6 usable parking spaces. Two spots per apartment are required, plus one for each additional bedroom are what required by the Village of Millbrook.

Acting Chairman Still declared the Planning Board as lead agency and referred the applicant to the Zoning Board of Appeals. Acting Chairman Still advised the applicant that the Board will need to see additional information on the plans when they return – such as landscaping & lighting and the complete layout.

Mr. Walker advised that they would like to obtain an approval before they have a code review. Acting Chairman Still agreed.

Discussions continued.

There being no further business, Acting Chairman Still asked for a motion to adjourn the meeting, Mr. Schwandt made a motion, all were in favor. Meeting adjourned at 7:27 p.m.

Respectfully Submitted,  
  
Regina Crawford, Secretary