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Subject: Re: Planning Board Meeting 4.16.18
From: Candy Rheder <crheder@yahoo.com>
Date: Mon, Apr 16, 2018 7:11 pm
To: pbazbasec@villageofmillbrookny.com

Dear planning board,

My name is Candy Rheder, resident of the Village of Millbrook since 2001. Resident of Merritt Ave.

I am out of state but wanted to express my thoughts on this new business: laundry service located on Merritt Ave.

First, to be very clear, I am against this business for the following reasons:

- A. Parking
- B. Small school aged children crossing the street with more traffic
- C. Congestion of traffic

I also believe that it is the planning boards responsibility to uphold the plan of our forefathers in Millbrook to keep Millbrook a great place to live and shop but still keep our neighborhood a neighborhood NOT a crowded, heavy trafficked area. There are school aged children crossing the street in this area. Their safety is also a concern.

The public parking lot at the corner of Merritt and Church has been mostly a parking lot for Nooch's. In the winter, I am required to park off the street. People are already parking along the street and now more parking/ traffic. Many, many times I have to park in the bank lot, which is not permitted. There are no additional places to park. The DMV is only open a few days which has not been a problem, Citrus does not command a lot of traffic, an accountant occupies the corner at Elm, a laundromat WILL bring more traffic to this area which can be a bottleneck. Many times people park in the "yellow painted curb" area. I just feel this is tipping this problem over the top. If additional parking is provided at the rear, the exiting of cars in this small area will be dangerous to both pedestrians and motorists. The corner is there... there is an exit from the parking lot... a host of tight driving areas. My son was hit while on his bicycle while in the crossing walk area by a Verizon truck! I am very concerned about this area. Please do not allow another business to clutter this area. Thank you.

Candy Rheder

On Apr 16, 2018, at 2:28 PM, <pbazbasec@villageofmillbrookny.com> <pbazbasec@villageofmillbrookny.com> wrote:

Hi Candy,

Please send your comment letter to me here by 6pm Tuesday.

Enjoy your vacation.

Regina Crawford
Village of Millbrook
Secretary - Planning and Zoning Board of Appeals

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EXHIBIT F

April 10, 2018

Village of Millbrook Planning Board
35 Merritt Avenue
Millbrook, NY 12545

Re: Hunter Rental Properties LLC Site Plan

Planning Board,

We would like to submit this letter and our comments to the board as part of the public hearing process with regards to the proposed laundromat. Unfortunately, we will not be able to attend the hearing Tuesday April 17th due to a long planned travel commitment.

As the board is aware, the subject property is located in the general business district and abuts our property which is located in the residential district. As stated in the Village of Millbrook Zoning Code the Purpose of Site Plan Approval is to ensure the plan shall be of such character as to harmonize with the neighborhood, to accomplish a transition in character between areas of unlike character, to protect property values and to enhance the appearance and beauty of the community, and to avoid an adverse impact on adjacent land uses. Since we purchased our property almost 20 years ago, the use of the building has changed from a plumbing business with a number of apartments, to a commercial retail space, frequently used DMV Office open 3 days a week and 6 apartments. This new proposed expansion of a former storage area for the plumbing business to a high volume laundromat will only intensify the use of a building that adjoins a residential area. Just for clarification we would be in favor of supporting this proposed use if we could come to terms on a few important issues that effect ourselves and the surrounding residential neighborhood.

1. As part of the previous site plan approval for the relocation of the Department of Motor Vehicles to this building, it was a condition of approval that a stockade, or similar fence, be built, maintained and replaced when needed, in its current location as shown on this recent site plan, to provide screening between the existing parking lot and our property. We would request that a note be added to the site plan re-stating that condition.
2. The hours of operation of the laundromat are a big concern of ours. It is our position that in order for the laundromat not to have a negative impact on our land and the surrounding residents quality of life, and property values, the hours of operation need be limited to 7am to 7pm Monday through Saturday and Sunday of 7am to 2pm. That gives patrons 78 hours per week in order to accomplish getting their laundry done.

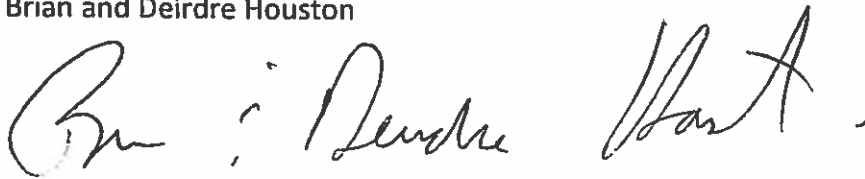
3. The issue of controlling noise, loitering, etc. can only be accomplished by properly staffing the laundromat. We request that an additional condition of approval be that the proposed laundromat be staffed by an actual employee during all hours of operation. This will help to ensure that the residential character and quality of life for the people residing in the neighborhood remain intact. As property adjoiners we are very concerned about the proposed use of cameras to ensure safety and security. We all have a right to privacy and enjoyment of our property and we believe the use of security cameras would compromise that. Simply stated, if the proposed laundromat was properly staffed, the need to use cameras would be diminished.

4. The proposed lighting is always a concern during a site plan review. The lights being proposed, are they on all the time, or motion sensor? Just would like avoid having a lot of glare.

5. Future potential development: Because the driveway leading from Merritt Ave. to the parking lot is shared with adjoining owner Joe Still, we think that the board should have a conversation regarding the impact the proposed expansion of use by the laundromat would have on safety and proper ingress and egress, if Mr. Still began using the vacant building which adjoins the rear parking lot. I believe this used to be a repair shop some time ago.

Thank you for your time and commitment to this process. We appreciate all your volunteer efforts. Together we make this community stronger.

Warm regards,
Brian and Deirdre Houston

Handwritten signatures of Brian and Deirdre Houston in cursive script.

April 17, 2018

Dear members of the Millbrook Planning Board:

Regarding the proposed Laundromat under 7-15 Merritt Ave, I hope you will consider some of these factors:

1. The neighborhood is predominantly residential, with nearly all buildings surrounding it being residences. Even though the building is in the business district, I don't think this can be ignored.
2. As a neighboring building owner, we had to comply with regulations when we renovated our building. Items that were important included drainage, traffic and mostly, ingress and egress. The comment came up, a few times, that an emergency vehicle would have to have access the space, that cars would need to leave at the same time others came in during an emergency. Do these standards apply to a multi level building running dryers and with two stories of apartments overhead?
3. Speaking of fires, there is surely a sprinkler system in the three story building above the basement to be used for the laundry, but how often will they be tested? There is a sprinkler system currently, yes? Has the fire department consulted the board about the ingress and egress concern?
4. There already is a large congregation outside on many nights. Which is great, but as a neighbor, I'm concerned about excessive noise, litter and such. Does the proposed Laundromat have an area for people to wait for the laundry to finish or will there be constant activity?
5. The owner's sister has explained, via social media, the Laundromat would be monitored remotely. I'm confused at how that would solve problems, everything from broken machines to stolen laundry. In case of an emergency, how would police or fire department be alerted? Would cameras be fixed in position?
6. With regards to the hours, if the Laundromat is opened to only to 6 or 7, it would be nearly impossible for anyone who works until 5 (if they work in the village) to do laundry during the week. Imagine someone works until 5 in Poughkeepsie, might be home at 5:30, gets to the Laundromat at 5:45, but it's mighty difficult to have a 45 minute wash cycle and 30 dry time. If you grant anything earlier than a 7:30 close, I'm sure the applicants would come back for later hours in the future.

I understand there is a village plan and the best scenario is one that benefits everyone. There is no question our village needs a Laundromat, but I strongly feel this is not the best location for it. I'm sorry the location on Washington Ave couldn't be renewed, the one without apartments overhead, but this is not the right place for it.

Thank you ilana nilsen

EXHIBIT H