

A regular meeting of the Village of Millbrook Planning Board was held on Tuesday December 15, 2020 via Zoom at 7:00 p.m. Acting Chairman Matt Anderson called the meeting to order. Board members Gen Glasson and David Grunning were present.

New Business

Presentation for Lot Line Realignment for Jason Webber 33 Nine Partners Lane/59 Linden Lane South

Brendan Johnson of Johnson Surveying was present to represent the application for Lot Line realignment for 33 Nine Partners Lane & 59 Linden Lane South representing Jason Webber.

Mr. Johnson stated that the Webbers own a 2.543 acre parcel which their house is on, and the parcel behind them that is a wooded 4 acres parcel. The applicant is to realign the lines so that the 4 acre parcel becomes 2 acres and make their home based parcel 4.543. Mr. Johnson received the comment memo from Rennia engineering and would address what is necessary.

A discussion followed.

Mr. Anderson confirmed with Mr. Johnson that they are looking to increase the size of their home lot. Mr. Johnson confirmed yes and that they are also looking to construct a home on the future 2 acre lot which they are currently working with the board of health to get approval. The access to that lot would be Linden Lane. This is just in the beginning stages and plans for the future. Their concern now is increasing their current lot size.

Ms. Glasson asked if there is enough access on the property. The cars that Ms. Glasson sees there are parked on a public right of way per Mr. Johnson. Mr. Johnson stated that they will have 112' of road frontage. A discussion followed. There is plenty of room for a driveway.

There were no additional comments from the board.

Ms. Crawford addressed details for moving forward with the application.

Mr. Johnson stated that he can address the requests made by Rennia Engineers comment letter. Mr. Johnson wasn't sure that it was necessary to indicate the trees.

Mr. Anderson reviewed the comments from Rennia.

Ms. Crawford stated that the public hearing notices will be sent.

Mr. Anderson asked if Linden Lane was part of the Village septic. Mr. Johnson stated that it is individual well and septic.

Mr. Anderson stated that he didn't see an issue with the trees as it is a wooded lot.

There were no additional comments from the board.

Mr. Anderson asked for a motion to open a public hearing for the January meeting. Ms. Glasson made a motion, Mr. Grunning seconded. Public Hearing set for January.

Ms. Crawford asked Mr. Johnson to forward her any changes he makes. Ms. Crawford advised Mr. Johnson that she would handle the public notices.

New Business

Presentation for All That Java, 149 Church Street

Patrick Madden & Samantha Sapienza were present to represent their proposal for All that Java.

Ms. Sapienza introduced the application. They have locations in Rhinebeck, Tivoli and Kingston. Samantha shared the proposal.

Ms. Sapienza stated that the coffee shop is a small location with walk up service. Ms. Sapienza stated that they were asked to open the shop. The unit is 96 sq. ft. It would be located on the grassy patch between the restaurant and Samantha's sweet shop. The unit is on wheels, so it can be towed in. They are open 12 months a year. The coffee shop is 100% to-go service. The orders can be texted in and contactless pickup is available. The business model is completely focused on a to-go model. The only individuals inside the business are the employees. Mr. Madden stated that there is no plumbing. They use 5 gallon Poland Spring water.

Operating hours will start at 9am to 2pm. The menu is very streamlined.

Ms. Sapienza stated that they only need electricity which they will get from the restaurant. It is 50 amp service. There is no black water. Two parking spaces will be provided by the restaurant and there will be signs stating 5 minute Java parking. The signs will be removed at the close of business.

Ms. Sapienza stated that the building inspector advised them to come to the planning board to see what they would require to operate the business.

A discussion followed.

Mr. Anderson addressed the parking. This is not under the jurisdiction of the Planning Board. Mr. Anderson confirmed there is no plumbing issues. Ms. Crawford confirmed it is a Type 2 action and exempt from SEQRA. Signs would be addressed at a later time.

A discussion followed. Ms. Glasson stated that it appears to be a permitted use. There doesn't appear to be any kind of parking issue at this time. Mr. Anderson stated that parking is always an issue in Millbrook, if needed, it would have to be addressed by the ZBA. Mr. Grunning didn't see any issues with the application. Mr. Grunning stated that the parking at that location won't be an issue as the restaurant does not open until 4:30 and Samantha's Sweet Shop will be closing permanently.

Mr. Anderson asked Ms. Crawford if they would have to refer them to the ZBA. Ms. Crawford stated that she would discuss with Ken and possibly send to the consultant. A discussion followed. A possible escrow for \$500 was set pending Ms. Crawford's discussion with Ken McLaughlin regarding the parking.

Ms. Sapienza stated again that they have designated 5 minute parking spots. They can limit it to one spot if necessary and the sign comes in at the close of business for the day.

A discussion followed.

Mr. Anderson made a motion to set a public hearing for January, Ms. Glasson seconded. All were in favor. Public hearing set for January. Ms. Crawford advised the applicant she would be in touch once she speaks to Ken McLaughlin.

Ms. Glasson made a Motion to set \$500 escrow, Mr. Anderson seconded. \$500 escrow set, pending discussion with Ken McLaughlin.

There being no further business, Mr. Grunning made a motion to close the meeting, Ms. Glasson seconded. All were in favor. Meeting ended at 8:00 pm.

Respectfully Submitted,

Regina Crawford, Secretary