

TOWN OF MILAN
PLANNING BOARD
DUTCHESS COUNTY, NEW YORK

Wilcox Memorial Town Hall
20 Wilcox Circle
Milan, NY 12571

Tel. (845) 758-5133
www.milan-ny.gov
Fax. (845) 758-0445

PLANNING BOARD AGENDA – WEDNESDAY, MARCH 6, 2013

7:00 p.m. OPEN MEETING

PUBLIC HEARINGS: None

ADMINISTRATIVE ITEMS:

- Approval of Minutes – February 6, 2013
- Correspondence

APPLICATIONS:

- Barrett Two Lot Subdivision – Variance Recommendation
Barrett Lane
- Oja Amend Approved Subdivision – Building Envelope/Driveway
Fitzsimmons Road
- Munsch Two Lot Subdivision – Pre-Sketch Discussion
Round Lake Road
- Cobble Pond of Milan – Site Plan/Special Use Permit
Route 199
- Chestnut Mart of Milan – Site Plan/Special Use Permit
Route 199
- Verizon Wireless Jackson Corners Communications Facility –
Site Plan/Special Use Permit, Academy Hill Road

DISCUSSION ITEMS:

Bruce Gardom – Discussion on converting an existing building into an accessory apartment.

TOWN OF MILAN PLANNING BOARD
WILCOX MEMORIAL TOWN HALL
20 WILCOX CIRCLE, MILAN, NY 12571
845-758-5133 x21

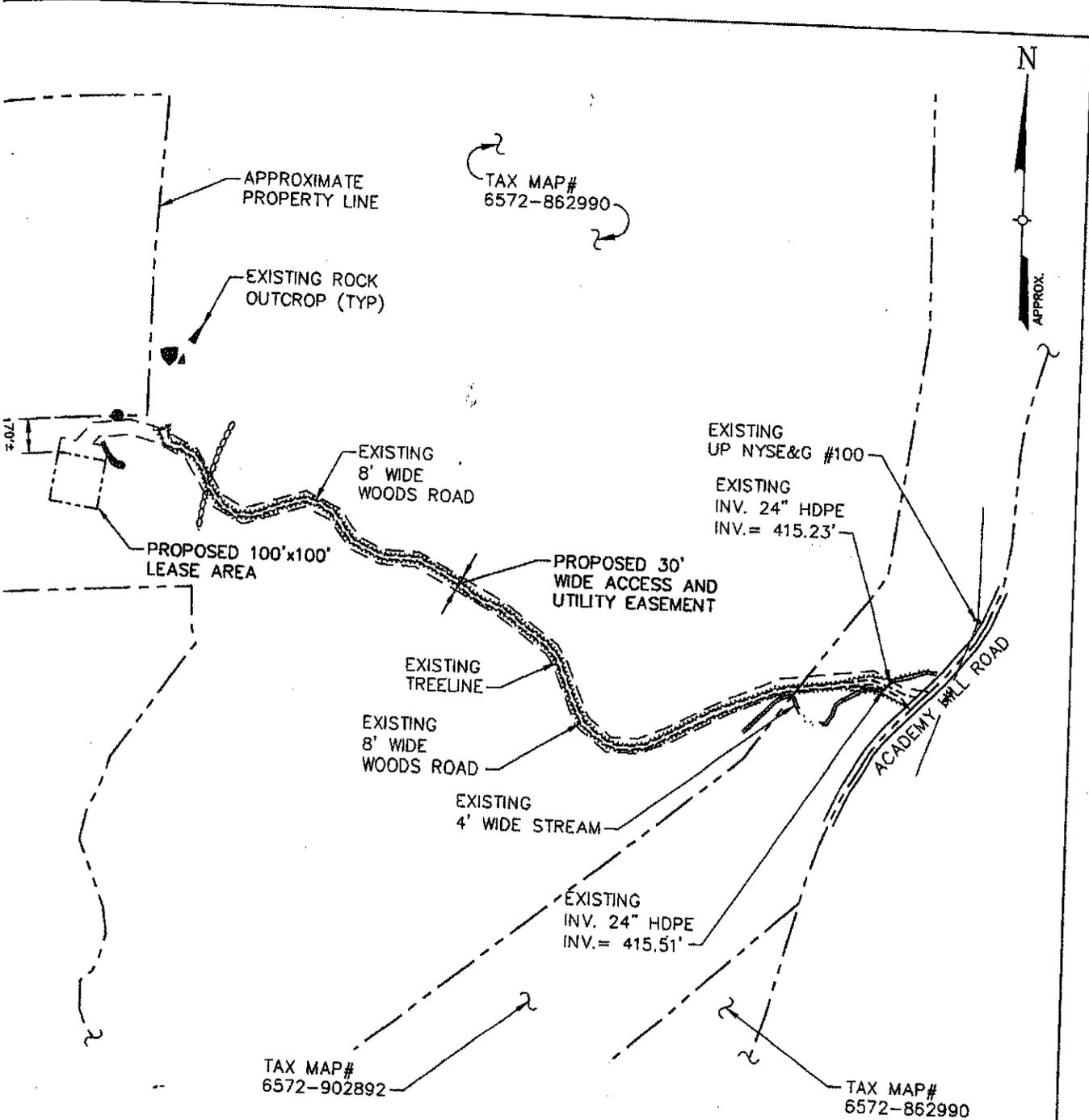
received
2-20-13 AB

Date Received: _____ To County Planning _____ Public Hearing _____

APPLICATION FOR SITE PLAN/SPECIAL USE PERMIT APPROVAL

Name of Project Verizon Wireless "Jackson Corners" Unmanned Communications Facility
Orange County-Poughkeepsie Limited
Name of Applicant Partnership d/b/a Verizon Wireless Phone 585-321-5463
175 Calkins Road Cell _____
Applicant's Address Rochester, NY 14623; Attn: Sarah Mayberry-Stevens email Sarah.mayberry@verizonwireless.com
Property Owner of Record Red Wing Properties, Inc. Phone 845-221-2224
P.O. Box 408 Cell _____
Property Address 675 Leetown Rd., Stormville, NY 12582 email _____
Name of Person Preparing Plans Tectonic Engineering Phone 518-783-1630
Address 36 British American Blvd. Latham, NY 12110 Cell _____
email _____
Attorney Cooper Erving & Savage, LLP (Attn: Scott Olson, Esq.) Phone 518-432-3156
39 North Pearl St. Cell 518-527-6813
Address Albany, NY 12207 email solson@coopererving.com
Property Location: On the West side of Academy Hill Rd.
Acreage of Parcel 93.4 Zoning District A5A
Proposed Use From Table A Wireless Communications Facility
Tax Map Designation Number 133600-6572-00-862990
This application is for the use and construction of Unmanned Wireless Communications Facility
Has the Zoning Board of Appeals granted any variance(s) concerning this property: Yes No
If yes, please describe: None known

PLANNING BOARD
MILAN, NY
20 WILCOX CIRCLE
MILAN, NY 12571
845-758-5133 x21



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DRAWING IS FOR OPTION, LEASE, LICENSE PERMITTING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.
UTILITY EASEMENT LOCATION WILL BE DETERMINED BY THE UTILITY COMPANY.

1 SITE DETAIL PLAN
LE-2 SCALE: 1" = 300'

TECTONIC
 • PLANNING
 • ENGINEERING
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 • CONSTRUCTION MANAGEMENT
 30 Engineering & Surveying Consultants P.C.
 Fish American Blvd., Suite 101
 P.O. Box 12110
 Albany, NY 12212
 (518) 783-1830
 (518) 783-1544
 www.tectonicengineering.com

JACKSON CORNERS-NYPOU116 SITE# 2007203521
 ACADEMY HILL RD - DUTCHESS COUNTY - LEASE EXHIBIT
 ORANGE COUNTY-POUGHKEEPSIE LIMITED PARTNERSHIP (LESSEE)
 175 Calkins Road
 Rochester, NY 14623

5304.03521 ISSUED BY: JRF DATE: 3/15/10

SCALE: AS NOTED SHEET: LE-2 REV: 1

PART 1--PROJECT INFORMATION
Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action Verizon Wireless-Jackson Corners- Unmanned Wireless Communications Facility

Location of Action (include Street Address, Municipality and County)

Academy Hill Road, Town of Milan, Dutchess County

Name of Applicant/Sponsor Orange County-Poughkeepsie Limited Partnership d/b/a Verizon Wireless

Address 175 Calkins Road

City / PO Rochester State NY Zip Code 14623

Business Telephone (585) 321-5463 Sarah Mayberry Stevens

Name of Owner (if different) Red Wing Properties Inc.

Address 675 Lee Town Road

City / PO PO Box 408, Stormville State NY Zip Code 12582

Business Telephone (845) 221-2224 Paul Doherty

Description of Action:

Orange County-Poughkeepsie Partnership d/b/a Verizon Wireless ("Verizon Wireless" or the "Applicant") proposes the installation of an unmanned wireless communications facility located in the western portion of the existing property. Said property is located on the west side of Academy Hill Road/County Road 51, in the Town of Milan, Dutchess County, NY. Access to the proposed facility is off Academy Hill Road, approximately 1000 feet south of the intersection of Academy Hill Road and Willow Glen Road.

In general, the installation will consist of the following: a 150' ± self supporting tower (154' ± total including a 4' lightning rod), 12 antennas to be mounted to the tower at a center-line height of 146' ±, a 12' x 30' accessory equipment shelter on a concrete slab on grade, and all related coax cabling and utility services (power and telephone). All equipment is to be located within a secure, fenced approximately 75' x 75' compound. Facility and compound are designed to permit future collocation.

Please Complete Each Question--Indicate N.A. if not applicable

A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Other _____

2. Total acreage of project area: 136,000 sqft.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	_____ sqft	_____ sqft
Forested	<u>114,980</u> sqft	<u>89,880</u> sqft
Agricultural (Includes orchards, cropland, pasture, etc.)	_____ sqft	_____ sqft
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)	_____ sqft	_____ sqft
Water Surface Area	_____ sqft	_____ sqft
Unvegetated (Rock, earth or fill)	<u>5,560</u> sqft	<u>0</u> sqft
Roads, buildings and other paved surfaces	<u>6,400</u> sqft	<u>6,760</u> sqft
Other (Indicate type) <u>Gravel</u>	<u>9,060</u> sqft	<u>39,360</u> sqft

3. What is predominant soil type(s) on project site? NxE- Nassau-Rock outcrop complex, steep

- a. Soil drainage: Well drained 100 % of site Moderately well drained _____ % of site.
 Poorly drained _____ % of site

b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? N/A acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? Yes No

a. What is depth to bedrock .83 to 1.7 (in feet)

5. Approximate percentage of proposed project site with slopes:

- 0-10% 40 % 10- 15% 25 % 15% or greater 35 %

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? Yes No

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No

8. What is the depth of the water table? 6.7 (in feet)

9. Is site located over a primary, principal, or sole source aquifer? Yes No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? Yes No

According to:

NYSDEC Environmental Resource Mapper; last checked on 10/25/12

Identify each species:

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations?)

Yes No

Describe:

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

Yes No

If yes, explain:

14. Does the present site include scenic views known to be important to the community? Yes No

15. Streams within or contiguous to project area:

Yes

a. Name of Stream and name of River to which it is tributary

Unnamed stream at south end of property, drains east under Academy Hill Road via culverts

16. Lakes, ponds, wetland areas within or contiguous to project area:

None

b. Size (in acres):

17. Is the site served by existing public utilities? Yes No
- a. If YES, does sufficient capacity exist to allow connection? Yes No
- b. If YES, will improvements be necessary to allow connection? Yes No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? Yes No
20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate).

- a. Total contiguous acreage owned or controlled by project sponsor: 136,000 sqft.
- b. Project acreage to be developed: 115,110 sqft initially; 115,110 sqft ultimately.
- c. Project acreage to remain undeveloped: N/A acres.
- d. Length of project, in miles: N/A (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed. N/A %
- f. Number of off-street parking spaces existing 0; proposed 1
- g. Maximum vehicular trips generated per hour: 1-3/month (upon completion of project)? 1-3/month
- h. If residential: Number and type of housing units:

	One Family	Two Family	Multiple Family	Condominium
Initially	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Ultimately	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

- i. Dimensions (in feet) of largest proposed structure: 150' (tower) height; 12' (shelter) width; 30' (shelter) length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 0 ft.
2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? 0 tons/cubic yards.
3. Will disturbed areas be reclaimed Yes No N/A

a. If yes, for what intended purpose is the site being reclaimed?

Any and all soils will be evenly dispersed throughout the proposed development to maintain natural storm water run-off

- b. Will topsoil be stockpiled for reclamation? Yes No
- c. Will upper subsoil be stockpiled for reclamation? Yes No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 0.58 * acres.

* (small brush and trees are chipped and used as ground cover at site)

5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?

Yes No

6. If single phase project: Anticipated period of construction: 3 months, (including demolition)

7. If multi-phased:

a. Total number of phases anticipated 1 (number)

b. Anticipated date of commencement phase 1: TBD month TBD year, (including demolition)

c. Approximate completion date of final phase: TBD month TBD year.

d. Is phase 1 functionally dependent on subsequent phases? Yes No

8. Will blasting occur during construction? Yes No [NOT ANTICIPATED]

9. Number of jobs generated: during construction 5; after project is complete 1

10. Number of jobs eliminated by this project 0.

11. Will project require relocation of any projects or facilities? Yes No

If yes, explain:

12. Is surface liquid waste disposal involved? Yes No

a. If yes, indicate type of waste (sewage, industrial, etc) and amount _____

b. Name of water body into which effluent will be discharged _____

13. Is subsurface liquid waste disposal involved? Yes No Type _____

14. Will surface area of an existing water body increase or decrease by proposal? Yes No

If yes, explain:

15. Is project or any portion of project located in a 100 year flood plain? Yes No

16. Will the project generate solid waste? Yes No

a. If yes, what is the amount per month? _____ tons

b. If yes, will an existing solid waste facility be used? Yes No

c. If yes, give name _____; location _____

d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No

e. If yes, explain:

17. Will the project involve the disposal of solid waste? Yes No

a. If yes, what is the anticipated rate of disposal? _____ tons/month.

b. If yes, what is the anticipated site life? _____ years.

18. Will project use herbicides or pesticides? Yes No

19. Will project routinely produce odors (more than one hour per day)? Yes No

20. Will project produce operating noise exceeding the local ambient noise levels? Yes No

21. Will project result in an increase in energy use? Yes No

If yes, indicate type(s)

There will be a minimal increase in electrical power usage as necessary to operate the facility.

22. If water supply is from wells, indicate pumping capacity N/A gallons/minute.

23. Total anticipated water usage per day 0 gallons/day.

24. Does project involve Local, State or Federal funding? Yes No

If yes, explain:

25. Approvals Required:

			Type	Submittal Date
City, Town, Village Board	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u>Special Use Permit</u>	<u>TBD</u>
			<u>Site Plan Approval</u>	<u>TBD</u>
			_____	_____
City, Town Zoning Board	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u>Area Variance</u>	<u>TBD</u>
			<u>Tower Height Variance</u>	<u>TBD</u>
			_____	_____
City, County Health Department	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____
Other Local Agencies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____
Other Regional Agencies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____
State Agencies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____
Federal Agencies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	_____	_____
			_____	_____
			_____	_____

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? Yes No

If Yes, indicate decision required:

- | | | | |
|---|--|--|--------------------------------------|
| <input type="checkbox"/> Zoning amendment | <input checked="" type="checkbox"/> Zoning variance | <input type="checkbox"/> New/revision of master plan | <input type="checkbox"/> Subdivision |
| <input checked="" type="checkbox"/> Site plan | <input checked="" type="checkbox"/> Special use permit | <input type="checkbox"/> Resource management plan | <input type="checkbox"/> Other |

2. What is the zoning classification(s) of the site?

A5A-Very Low Density Residential

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

Lot Coverage = 15%

4. What is the proposed zoning of the site?

Zoning is not being changed

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

Lot Coverage = 3%

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

Land Uses:
Vacant Rural

Zoning Classification:
A5A- Very Low Density Residential

8. Is the proposed action compatible with adjoining/surrounding land uses with a ¼ mile? Yes No

9. If the proposed action is the subdivision of land, how many lots are proposed? N/A

a. What is the minimum lot size proposed? _____

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? Yes No

a. If yes, is existing capacity sufficient to handle projected demand? Yes No

12. Will the proposed action result in the generation of traffic significantly above present levels? Yes No

a. If yes, is the existing road network adequate to handle the additional traffic. Yes No

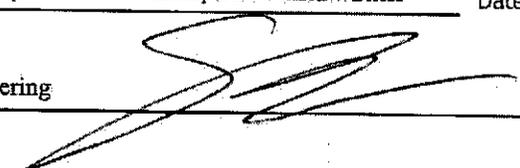
D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name Orange County-Poughkeepsie Limited Partnership d/b/a Verizon Wireless Date 2/19/13

Signature Steven Matthews - Tectonic Engineering 

Title Project Manager

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.