

TOWN OF MILAN PLANNING BOARD MEETING MINUTES – FINAL
WEDNESDAY, JANUARY 4, 2017

MEMBERS PRESENT:

Joan Wyant, Chairman
Jeffrey Anagnos
Nathaniel Charny
Kim Godfrey
James Jeffreys
John Mautone
Radford West

MEMBERS ABSENT:

ALSO PRESENT:

Chairman Wyant opened the meeting at 7:00 p.m.

Public Hearings:

- 1. AB Olson Holdings Site Plan** - Tom Cunningham was present as the authorized representative for Bryan Olson for the public hearing for site plan approval for the use of Building materials, including lumberyards and storage of equipment, for property located at 1470 Route 199, tax grid number 6571-00-620245 in the Highway Business zoning district.

Mr. Cunningham said the building has been used for storage of equipment for several years for Firehouse Productions whose main location is in Red Hook. Firehouse Productions accesses the property probably once or twice a week. When they decided they would like to put an accessory apartment in on the second floor, it was discovered that they never received site plan approval per Section 200-14.1.F of the Milan zoning code. Site plan approval had to be completed before a special use permit could be issued for an accessory dwelling unit. They have started the process with the Zoning Board of Appeals for the special use permit. There are no proposed exterior changes to the building. Mr. West said the only change to the building in recent years was the removal of the loading dock. Mr. Jeffreys said he did visit the site and has no questions. He said in response to the ZBA's concern that the building may require setback variances as part of site plan approval, per the building department and assessor files, the original building predates zoning and the two additions that were done have Certificates of Occupancy so the building is in compliance and no variances are required. There was no public comment for this application.

Chairman Wyant motioned that the Planning Board declare themselves lead agency for the Olson Site Plan application. Mr. Jeffreys seconded.

Joan Wyant, Chairman	Aye	James Jeffreys	Aye
Jeffrey Anagnos	Aye	John Mautone	Aye
Nathaniel Charny	Aye	Radford West	Aye
Kim Godfrey	Aye	Motion carried 7-0	

The Board completed the long EAF and the Chairman signed it.

Chairman Wyant motioned that the Planning Board declare a Negative Declaration for the Olson site plan application for property located on Route 199, tax grid number 6571-00-620245 per Section 617.7 of the State Environmental Quality Review Act. Mr. West seconded.

Joan Wyant, Chairman	Aye	James Jeffreys	Aye
Jeffrey Anagnos	Aye	John Mautone	Aye
Nathaniel Charny	Aye	Radford West	Aye
Kim Godfrey	Aye	Motion carried 7-0	

Mr. Jeffreys motioned to close the public hearing. Mr. Mautone seconded.

Joan Wyant, Chairman	Aye	James Jeffreys	Aye
Jeffrey Anagnos	Aye	John Mautone	Aye
Nathaniel Charny	Aye	Radford West	Aye
Kim Godfrey	Aye	Motion carried 7-0	

Chairman Wyant motioned that the Town of Milan Planning Board approve the following resolution: BE IT RESOLVED, the Planning Board has considered the application of AB Olson/Bryan Olson for site plan approval;

WHEREAS, a formal application for Site Plan approval for AB Olson/Bryan Olson located at 1470 Route 199 was submitted to the Planning Board on November 29, 2016 for Building material, including lumberyards and storage of equipment; and

WHEREAS, the proposal is presented on a survey map entitled “Map of Survey for Bryan L. Olsen” dated November 13, 1997 at a scale of 1” = 50’; and

WHEREAS, the parcel is located in the HB (Highway Business District) and is identified as tax grid no. 6571-00-620245, consisting of 3.07 acres; and

WHEREAS, the application was referred to the Dutchess County Department of Planning and Development for the GML 239 review and their response was “Matter of Local Concern; and

WHEREAS, there are no exterior changes or outdoor lighting proposed for this site; and

WHEREAS, there is no signage proposed with the exception of an E911 sign; and

WHEREAS, the public hearing was held on January 4, 2017 at which time no one from the public spoke in opposition to the proposal; and

WHEREAS, the Board, after careful review of all of the project documents and plans submitted by the applicant and after comparing the impacts that could

reasonably be expected to result from the action to those listed in Part 617 of 6 NYCRR of SEQRA, issued a Determination of Non-Significance for the application on January 4, 2017; and

WHEREAS, in accordance with the provisions of Article IX of the Town Code, the Planning Board may grant site plan approval, provided that it finds that the applicable conditions and standards have been met.

NOW THEREFORE BE IT RESOLVED that the Planning Board of the Town of Milan hereby grants Site Plan approval to AB Olson/Bryan Olson subject to the following conditions:

- 1. Payment of outstanding fees as follows:

Publication Fee: \$ 91.16

Please make a check payable to the Town of Milan in the amount of \$91.16

- 2. Show the E911 sign on the site plan

Mr. Mautone seconded

Joan Wyant, Chairman	Aye	James Jeffrey	Aye
Jeffrey Anagnos	Aye	John Mautone	Aye
Nathaniel Charny	Aye	Radford West	Aye
Kim Godfrey	Aye	Motion carried 7-0	

Administrative:

- Approval of Minutes: Mr. Jeffrey motioned that the Planning Board accept the minutes of December 7, 2016 as presented. Ms. Godfrey seconded.

Joan Wyant, Chairman	Aye	James Jeffrey	Aye
Jeffrey Anagnos	Aye	John Mautone	Aye
Nathaniel Charny	Aye	Radford West	Aye
Kim Godfrey	Aye	Motion carried 7-0	

Discussion Items:

- 1. The Assessor’s office requested the Planning Board comment on a request by a property owner to merge two parcels together. Mr. Jeffrey said he had no problem with the merge as long as the property owner was requesting it because lot 509697 is a pre-existing, non-conforming lot as it is only 1.94 acres in a 5 acre zoning district. Once that lot is combined with 513641, it can never be separated off again and because the two lots only total 8 acres, once they are combined, there can be no future subdivision.

Mr. Jeffreys motioned that the Planning Board had no issue with the request by the property owner to merge together the following two properties: tax grid number 6671-00-509697 and tax grid number 6671-00-513641. Ms. Godfrey seconded.

Joan Wyant, Chairman	Aye	James Jeffreys	Aye
Jeffrey Anagnos	Aye	John Mautone	Aye
Nathaniel Charny	Aye	Radford West	Aye
Kim Godfrey	Aye	Motion carried 7-0	

2. The Board received the draft master plan from the Taconic Retreat for their proposed expansion of property located at 64 White Drive, tax grid number 6571-00-584466 and, after some discussion, had the following questions:

- How are you handling environmental conservation?
- Is the drop off circle – rotunda – welcome area a wet area?
- What areas will be impacted by wetlands and water crossings?
- What is existing, what is proposed?
- What will be renovated and/or demolished?
- What is the condition of the existing septic system and what is planned?
- Is the parent organization a corporation, private, public? Is it subsidized by the government? Is it a C3 property, all non profit or a portion thereof?
- What is your mission?
- Is this a year round camp?
- They would like to see the video

The Board agreed to hold off on scheduling an information session with the ZBA and Town Board until their questions are answered and they can view the video. The Clerk will forward this information to Paul Bowen, the executive director of the retreat.

Correspondence: None

Chairman Wyant signed attendance slips for several students from Pine Plains who were in attendance as part of their government class.

Mr. Anagnos motioned that the Planning Board adjourn the meeting at 7:40 p.m. Ms. Godfrey seconded.

Joan Wyant, Chairman	Aye	James Jeffreys	Aye
Jeffrey Anagnos	Aye	John Mautone	Aye
Nathaniel Charny	Aye	Radford West	Aye
Kim Godfrey	Aye	Motion carried 7-0	

Town of Milan Planning Board Meeting Minutes – Final –January 4, 2017

The next Planning Board meeting is scheduled for Wednesday, January 4th at 7:00 p.m.

Respectfully submitted,

Karen Buechele, Clerk
Planning and Zoning

cc: Catherine Gill, Town Clerk
Town Board