

TOWN OF MILAN PLANNING BOARD MEETING MINUTES – FINAL  
WEDNESDAY, NOVEMBER 1, 2017

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Jeffrey Anagnos

Also Present:

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

**Public Hearings: None**

**Administrative:**

- Approval of Minutes: Mr. Jeffreys motioned that the Planning Board accept the minutes of October 4, 2017 as presented. Mr. West seconded.

|                      |        |                    |     |
|----------------------|--------|--------------------|-----|
| Joan Wyant, Chairman | Aye    | James Jeffreys     | Aye |
| Jeffrey Anagnos      | Absent | John Mautone       | Aye |
| Nathaniel Charny     | Aye    | Radford West       | Aye |
| Kim Godfrey          | Aye    | Motion carried 6-0 |     |

**Applications:**

1. **Taconic Retreat Center** – Paul Bowen, Executive Director of the Taconic Retreat Center, and Liz Axelson, Planner for the Town, were present for the ongoing review of the master plan for the Taconic Retreat Center located at 64 White Drive, tax grid number 6571-00-584466, located in the public/semipublic overlay district. Mr. Bowen explained that this is planned as a phased project involving three phases. There is a new Chairman of the Board for the church and they would like to set the public hearing for the January meeting but would like to have an idea of how much more review work will be necessary. Mr. Jeffreys said there are still items that have to be addressed so there will be some additional expenditure. Mr. Bowen was asked about staffing. Mr. Bowen said there are three houses there year round – the finance director which is the first house on the right, Mr. Bowen's which is the second house, and the third house which is up the hill. All staff houses are year round and have their own septic and well and are not included in this master plan. They are on the east side of the lake. The master plan deals with the west side of the lake. Mr. Bowen said during the school year, there are about 50 total overnight guests. Churches bring their own counselors and they are considered guests. For instance, we had 80 people this weekend which included the pastor and group leaders. TRC provides food service, housekeeping, and maintenance. Right now, our existing maximum is 220 guests with a maximum staff for summer months of 30. Mr. Bowen said we are approved by the Health Department for 220 but we only have the ability to serve 200. As part of this approval, we are requesting 250 overnight guests total and

the Health Department is comfortable with that. After some additional discussion, Mr. Charny asked what are the maximums now and what are proposed so we can quantify the impact. Mr. Bowen said the maximum they are requesting is 250 overnight guests and 350 day guests. If you include staff, 280 overnight and 380 day.

Regarding Health Department permitting, the water inspector is Joe Clifford and the health inspector is Michelle Kelly. The water inspector is involved with the well and septic capacity. Mr. Charny asked who has authorized TRC to 220 – that is one of the outstanding questions. Mr. Bowen said Mr. Clifford is fine with using the existing system. He thinks what is there now is adequate for Phase I but will not be adequate for Phase 2 and 3. Phase 1 includes the chapel, bunkhouse and pool. The bunkhouse will have 80 beds. They will be removing the existing bunkhouse and replacing it. Ms. Axelson said she was looking for a conceptual or preliminary engineer's reports to provide estimates of the demand for water supply and wastewater treatment capacity. However, she will check with an engineer and see if the 22,000 gallons per day, the number provided, jives with the maximum numbers provided. Mr. Bowen will provide the Dutchess County Department of Health Permit to operate a temporary residence.

Ms. Axelson said we should have the engineer's reports for stormwater and erosion/sedimentation control identify existing and proposed stormwater management practices for the site. Mr. Bowen said this is a high level review for the master plan. We will be coming back in the Phase 1 review with all the engineering details and specifics. Ms. Axelson said she is not seeing any areas on this site where you would say this is where we are going to put our stormwater management practices, i.e. retention ponds. An engineer would have to look at that and prepare a plan. Mr. Bowen said according to the DEC, since this is a large site and the buildings are spread out, they will come in and permit the stormwater runoff for every building. There would not be one area for all buildings. Mr. Jeffreys said on a site like this, a place would be designated to receive the water, run off or collected, because you don't want a lot of different collection points. Your engineer will determine the placement of the retention pond which will collect the runoff and filter it out and it will go out as nice clean water. Mr. Bowen said when he spoke to Mr. Murray at the DEC to figure out if the stormwater management should be done now or for each phase or building by building, Mr. Murray said building by building. The gym and bunkhouse are separated by a quarter mile with hills and streams in between. Mr. Jeffreys said it will be expensive to build collection facilities in three or four different places – they will need underground piping. Ms. Axelson said this board is the lead agency and will be concluding the environmental review with definitive statements. All we have now is that there will be some stormwater planning. This board really should know for this amount of land disturbance and coverage, approximately how much of a stormwater treatment area might be needed. Right now, there is nothing. The only information from the DEC is the list of permits that may be required. Mr. Charny suggested the applicant get into one more level of deeper detail but not much further than that - broad strokes that speak to a ballpark for each phase of how they see the wastewater and stormwater

management control working. For instance, for Phase 1 broad stroke, this is what we are looking at as the impact with wastewater and stormwater, and this is how we envision resolving these issues. Once the site plan is submitted for each phase, we can ask for more detailed plans. Ms. Axelson said it would be helpful if the applicant's engineer could supply approximately estimates of what area will be needed for the stormwater management for the whole site, the idea being we are looking for the maximum so we can account for the maximum, and typically, the engineering report for wastewater and stormwater corresponds. Mr. Bowen said he would do a first draft and submit to Ms. Axelson.

With regard to the wetlands and new structures and improvements, including expanded footprints, Ms. Axelson has areas of concern. There is a deck that will have footings right on the stream with no setbacks with the building itself being about 20 feet from the stream. At the last meeting, it was clarified that the Town does follow the 100 foot buffer requirement for wetlands. Mr. Bowen said it would be difficult to push the buildings back due to the hill and the bedrock. Ms. Axelson said there are other areas they could be pushed back to with a nicer grade, for instance back to the existing cabins. There are other choices to place the buildings further back from the stream. Does the Board want the buildings pushed back? Ms. Axelson said she rarely sees buildings or footings right on the stream. Mr. Jeffreys said they are not on the stream; they are on the high water mark. Mr. Bowen said even with all the rain this year, we never reached the high water mark. The DEC said there is not a 100 foot setback on this stream; the setback is the banks of the stream. The DEC is concerned with the bridge and Mr. Bowen said TRC will be fully compliant. They have always respected the banks of the stream. He said if they move the buildings to a different area, there is a swamp and digging below the swamp would create more disturbances. Mr. Charny asked what is the impact if we leave that building close to the stream - can we move it back at a later date if necessary? Mr. Jeffreys thought that was adequate realizing this is a review of the master plan, not site plan approval. Mr. Charny asked would it be fair to say we are not necessarily comfortable with that structure being on the high water mark? Ms. Axelson said the Town code does not require a 100 foot buffer setback. However, the Town is part of the Wappinger Creek Watershed which requires protection of bed and banks and a buffer along the stream. The Greenway Guide also requires a buffer on the stream. There is no buffer for this structure and there will be grading to put the footings down. Mr. Charny said he would vote to not allow excavating into a stream bed. This Board needs to acknowledge that there would be some impacts. How would a building proposed next to stream be mitigated? Ms. Axelson said it mitigates the potential for having to blast but we don't have any information on possible blasting and she said she does not recall bedrock being an issue for this site. A soils map would provide some information on the range. Mr. Bowen said there is a soils map in the documentation. Ms. Axelson said this is a matter of comfort level – is the Board comfortable and willing to say there is either no environmental impact, a small impact, or an impact that can be mitigated? Mr. Mautone asked what is a comfortable distance from the stream? Ms. Axelson said she would prefer to see 100 feet but at least a minimum of 50 feet so there can be some planting if there is runoff. Mr. Jeffreys said this is not reflecting an actual

running stream; it is the high water mark. If the applicant's engineer can provide two foot interval elevations, that would determine the impact and the elevations would be provided at site plan review. Ms. Axelson said she does not believe anyone wants a conditional neg dec so this Board needs to be comfortable saying given the existing structures and the proposed structure in the buffer, this is a small to moderate impact or moderate impact that is mitigated. Mr. Charny said he will not be able to say that. Mr. Jeffreys said the only way to answer that is if you look at actual conditions on the site. This map provides worst case conditions. The high water mark has not been there and would not impact the bunk house - it would flood the other side of road. Ms. Axelson said a potential way to mitigate is acknowledging the potential impact and when it is time to do specific site plan design, they may have to move the structure back.

Ms. Axelson said there should be more specific narrative and quantification of what is in the buffer and what is in the lake in square footage or acreage. Quantify the bridge, how long and wide it is and how does it attach. Mr. Bowen said the bridge is in Phase 3 and we can remove it at this point in time. Ms. Axelson said the engineer should be able to provide what exists in the buffer, lake and wetlands to know the acreage threshold of proposed disturbance. Mr. Bowen said that is in the land use distribution matrix but he will pull that out and annotate it.

As far as NYS Office of Parks, Recreation and Historic Preservation (OPRHP), the applicant attempted to submit via the Cultural Resource Information System (CRIS) and hit a wall because OPRHP said they needed lead agency before they can move forward. Ms. Axelson said she will follow up with that as it would be ideal to have a sign off from this organization even though she does not think as it exists or is proposed it will have an impact on the Taconic Parkway. Mr. Bowen said when he spoke to OPRHP, they told us that since we are a 50 year old camp and are not disturbing the camp, it should be fine but lead agency is required prior to submitting. Ms. Axelson said the other option if the Board is confident that the camp is not visible from the Taconic is to eliminate this step. She is confident it is not visible from the Taconic. Mr. Bowen said from TRC to the Taconic is more than a half mile hike with two big high ridges in between. Board members agreed to eliminate this step.

There was no action taken at this meeting.

**Discussion Items:** None

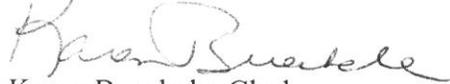
**Correspondence:** None

Mr. Charny motioned that the Planning Board adjourn the meeting at 8:20 p.m. Mr. West seconded.

|                      |        |                    |     |
|----------------------|--------|--------------------|-----|
| Joan Wyant, Chairman | Aye    | James Jeffreys     | Aye |
| Jeffrey Anagnos      | Absent | John Mautone       | Aye |
| Nathaniel Charny     | Aye    | Radford West       | Aye |
| Kim Godfrey          | Aye    | Motion carried 6-0 |     |

The next Planning Board meeting is scheduled for Wednesday, December 6, 2017 at 7:00 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Karen Buechele".

Karen Buechele, Clerk  
Planning and Zoning

cc: Catherine Gill, Town Clerk  
Town Board