

TOWN OF MILAN PLANNING BOARD MEETING MINUTES – FINAL  
WEDNESDAY, DECEMBER 6, 2017

MEMBERS PRESENT:

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

MEMBERS ABSENT:

None

Also Present:

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

**Public Hearings:**     None

**Administrative:**

- Approval of Minutes: Mr. Jeffrey motioned that the Planning Board accept the minutes of November 1, 2017 as presented. Mr. West 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

**Applications:**

1. **Maxwell/Dierig Subdivision** – Mark Graminski, L.S./P.E. was present for a discussion with the Board regarding this six lot subdivision which also involves several lot line adjustments. The two properties are located on Brooklyn Heights Road, tax grid numbers 6471-00-025504 consisting of 200.37 acres and 6371-00-977096 consisting of 3.59 acres. Both properties are located in the A3A zoning district. The lot line adjustments are with Alice Benson, Salisbury Turnpike, tax grid number 6471-00-075098, Andrew Jones/Melinda Fishman, Brooklyn Heights Road, tax grid number 6371-00-943230 and Ann Patty, Brooklyn Heights Road, tax grid number 6371-00-866260. The lots will all be conforming to current zoning. Mr. Maxwell and Mr. Dierig are working with the Dutchess Land Conservancy to put some of the land into a conservation easement. They will not be building any roads. Lot 1 will be 16 acres, lot 2 69 acres, lot 3 22 acres, lot 4 24 acres, lot 5 22 acres and lot 6 23 acres. There are sections of the property that are very steep. When asked about building envelopes, Mr. Graminski said he doesn't think he would even be able to provide a three acre building envelope due to the terrain – probably a two acre envelope at best. There is only one spot on lot 2 that is viable to build so that house won't even be visible. Lot 3 contains the existing house. Lots 4 and 5 are tucked way back. All the lots except 3 are vacant. Mr. Graminski said he will show potential house locations and access with profiles and grading. He has met with Glenn Butler, Highway Superintendent, who confirmed that access off of the town highways is permitted. He has dug test holes that were witnessed by the Health Department on all lots except 4 and 5. He said he will be able to certify that each lot can support a well

and septic. Mr. Graminski said he is about half way done with the surveys to firm up the boundary lines. His next step will be to submit additional information for the Board's review. There will probably be minor changes to this configuration. Mr. Graminski said this is a responsible development. The current owners are giving up a lot of property to the easement and are keeping the lots large for single family homes. There are no state wetlands on the property but there are federal wetlands. Any house locations will be situated far enough away so there is no impact to the wetlands. There is a Class C stream on the property which is actually a drainage swale. The owners are planning to put a bridge there to span the stream which Mr. Graminski will detail on the map. They could put in a culvert but it would look unappealing so they will span the bridge so it can be accessed from both sides. Mr. Graminski will supply pictures to show the Board of the proposed bridge.

Moving forward, this will require a long for EAF but this property does not border any state lands. The subdivision and lot line adjustments will be done concurrently. The common drive will require approval of an Open Development Area. Mr. Graminski will provide authorizations from each property owner. This will require involvement of the town engineer so an escrow will have to be established. Mr. Graminski would like to meet with the town engineer, Nancy Clark of KC Engineering, prior to finalizing the drawings so he can include all the information she would like to see. The escrow account would have to be established prior to the meeting. There was no action taken at this meeting.

2. **Taconic Retreat Center** – Paul Bowen, Executive Director of the Taconic Retreat Center, appeared for a discussion with the Planning Board regarding 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 said he asked for this discussion because his donors are concerned about the outflow of money with no tangible results in sight. He said when we started this process two years ago, we had a budget of \$50,000. We are at triple that amount. We are now doing the budget for 2018 and his donors are not prepared to give any more money until they see some results. Mr. Bowen said he does not want all this work to go to waste but he needs a cost effective landing, some type of return on his investment. His goal is to try to find the clearest, simplest, most cost effective path. One of his concerns is that each go around with the town planner leads to more work and more cash outflow, not just for the planner but for the architectural firm handling this. Mr. Bowen said he understands Ms. Axelson is just doing her due diligence so that when we go to public hearing, every i will be dotted and every t crossed but Mr. Bowen will have the Fletemyers here for the public hearing and he is confident they will be able to answer any question that arises. Mr. Bowen said he knows they have to finish SEQRA but he got another invoice today and is in a financial bind with fundraising. So, his real question is, if the items that have been requested in Ms. Axelson's latest comment letter dated November 3, 2017 are provided, can he assure his donors that this will be the last comment letter prior to the public hearing? Mr. Jeffreys agreed that some of these items are repetitious and were covered at the last meeting but he also pointed out that oftentimes, Mr. Bowen

provided too much information which led to confusion. Mr. Jeffreys said at the last meeting we actually established some definitive numbers so, assuming nothing has changed or will change, if you answer her November letter, it should be the last item prior to circulating for SEQRA and setting the date for the public hearing. Mr. Jeffreys advised Mr. Bowen to just answer the remaining questions as they are and that should put you on the path you are hoping for. Mr. Bowen said he had one more issue as far as how deep a review we will need to do for the storm water. Mr. Jeffreys said his opinion is, as far as the wastewater and storm water engineering, we are looking for a broad, high level overview because the detailed engineering will be produced during the site plan review for each phase. Mr. Charny asked if Mr. Bowen had concerns about the bill. Mr. Bowen said probably but at this stage of the game, it doesn't matter. However, every hour of work that Ms. Axelson spends on this project generates three more hours for the Fletemyers who charge three times more per hour. Mr. Charny said his opinion is that the Board turned a corner at the last meeting attaining solid numbers and clarity. Ms. Axelson wanted to be able to provide that information to the Board so that we can be comfortable in that we have done our due diligence.

Moving forward, Mr. Bowen said he and the Fletemyers, his architects from Colorado, will be attending the public hearing. Mr. Jeffreys said the Board will post an electronic copy of the map on the website two weeks prior to the public hearing. Mr. Bowen's goal is to submit for the February 7<sup>th</sup> meeting, start the SEQRA review in February, and set the date for the public hearing for the March 7<sup>th</sup> meeting. Mr. Jeffreys said if everything is as you have represented, the application should move forward on that timetable.

**Discussion Items:** None

**Correspondence:** Meeting dates for 2018 were distributed.

Mr. Charny motioned that the Planning Board adjourn the meeting at 8:49 p.m. 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	

The next Planning Board meeting is scheduled for Wednesday, January 3, 2018 at 7:00 p.m.

Respectfully submitted,

Karen Buechele, Clerk  
Planning and Zoning

cc: Catherine Gill, Town Clerk  
Town Board