

TOWN OF MILAN PLANNING BOARD MEETING MINUTES – FINAL
WEDNESDAY, FEBRUARY 8, 2018

MEMBERS PRESENT:

Joan Wyant, Chairman
Kim Godfrey
James Jeffreys
John Mautone

MEMBERS ABSENT:

Jeffrey Anagnos
Nathaniel Charny
Radford West

Also Present:

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

Public Hearings:

1. Marie Welch, L.S. was present as the authorized representative for the public hearing for the Unmann lot line adjustment between two lots both owned by the Unmanns located at 315 Pond Road, tax grid number 6470-00-448324 in the A5A/LC zoning district and on Pond Road, tax grid number 6470-00-457363 in the A5A zoning district. The purpose of the lot line adjustment is to keep the lands on the east side of Pond Road together and the lands on the west side together. The Unmanns got an approval for the driveway access as part of the original subdivision process and they put in a building envelope to include the LC zone. The power lines and the Iroquois pipe line are shown on the map.

Chairman Wyant motioned that the Planning Board declare themselves lead agency for the Unmann lot line adjustment application. Mr. Jeffreys seconded.

Chairman Wyant	Aye	James Jeffreys	Aye
Jeffrey Anagnos	Absent	John Mautone	Aye
Nathaniel Charny	Absent	Radford West	Absent
Kim Godfrey	Aye		

Motion carried 4-0

The Board completed the short environmental assessment form.

Mr. Jeffreys motioned that the Milan Planning Board approve the Negative Declaration for the Unmann lot line adjustment pursuant to Part 617.7 of the State Environmental Quality Review Act for the application. Mr. Mautone seconded.

Chairman Wyant	Aye	James Jeffreys	Aye
Jeffrey Anagnos	Absent	John Mautone	Aye
Nathaniel Charny	Absent	Radford West	Absent
Kim Godfrey	Aye		

Motion carried 4-0

Chairman Wyant motioned to close the public hearing. Mr. Jeffreys seconded.

Chairman Wyant	Aye	James Jeffreys	Aye
Jeffrey Anagnos	Absent	John Mautone	Aye
Nathaniel Charny	Absent	Radford West	Absent
Kim Godfrey	Aye		

Motion carried 4-0.

Town of Milan Planning Board Meeting Minutes – Final – February 8, 2018

Chairman Wyant motioned that the Town of Milan Planning Board approve the following resolution: BE IT RESOLVED, the Town of Milan Planning Board has considered the application from Herbert Unmann for a lot line adjustment (minor subdivision);

WHEREAS, a formal application for the approval of a lot line adjustment between two adjoining parcels owned by Herbert and Maria Unmann was submitted to the Town of Milan Planning Board on December 20, 2017 along with a site plan prepared by Marie Welch, L.S. dated December 20, 2017; and

WHEREAS, Lot is 13.786 acres located on Pond Road, tax grid number 6470-00-457363 in the A5A zoning district and the remaining lands of Unmann consisting of 60.04 acres are located at 315 Pond Road, tax grid number 6470-00-448324 in the A5A/LC zoning district; and

WHEREAS, after the lot line adjustment, Lot 1 will be 34.493 acres and the remaining lands of Unmann will be 39.27 acres; and

WHEREAS, a public hearing for this proposal was held on February 8, 2018 at which time there were no objections raised; and

WHEREAS, the Board, after considering the impacts that could reasonably be expected to result from the action against those in Part 617 of NYCRR of the State Environmental Quality Review Act (SEQRA), determined that the action will not result in any potential significant adverse impacts and adopted a Negative Declaration on February 8, 2018; and

WHEREAS, the Town of Milan Planning Board finds that this application complies with the provisions of the town of Milan Code Chapter 177, Subdivision, and Chapter 200, Zoning.

NOW, THEREFORE, BE IT RESOLVED, the Planning Board of the Town of Milan grants conditional final approval to the Unmann lot line adjustment based upon a site plan prepared by Welch Surveying dated December 20, 2017 and last revised on February 8, 2018; and

BE IT FURTHER RESOLVED, the Chairman of the Planning Board is hereby authorized to endorse approval on said plat after compliance by the applicant with such conditions as noted below:

- All signatures are obtained on the mylar prior to presenting to the Chairman for signature
- Payment of all fees as follows:

Publication Fee: \$82.52

Seconded by Mr. Mautone.

Chairman Wyant	Aye	James Jeffreys	Aye
Jeffrey Anagnos	Absent	John Mautone	Aye
Nathaniel Charny	Absent	Radford West	Absent
Kim Godfrey	Aye	Motion carried 4-0	

Administrative:

- Approval of Minutes: Mr. Jeffreys motioned that the Planning Board accept the minutes of January 3, 2018 as presented. Ms. Godfrey seconded.
Joan Wyant, Chairman Aye James Jeffreys Aye
Jeffrey Anagnos Absent John Mautone Aye
Nathaniel Charny Absent Radford West Absent
Kim Godfrey Aye Motion carried 4-0

Applications:

1. **Taconic Retreat Center** – Paul Bowen, Executive Director of the Taconic Retreat Center, was not present at this meeting but asked that the Planning Board move forward and circulate this application for lead agency and to schedule the public hearing for the April 4th meeting. Liz Axelson, Planner for the Town, previously forwarded prepared motions to the Board. The property is located at 64 White Drive, tax grid number 6571-00-584466, located in the public/semi-public overlay district. Mr. Bowen has been before the Board several times in the past few months for the ongoing review of the master plan for the Retreat Center.

Chairman Wyant made the following motion: BE IT RESOLVED, the Planning Board declares their intent to be lead agency under 6NYCRR Part 617 of the State Environmental Quality Review Act, refers this application to the Dutchess County Department of Planning and Development for the GML Section 239 review, and sets the date for the public hearing for the above referenced application;

WHEREAS, the proposed action involves Site Plan Approval of a long range development plan for “Place of Religious Worship” and camp/retreat uses, a site master plan in concept, which would be a phased site development and redevelopment of existing structures, facilities and related improvement to be implemented over time. Over the course of three or more phases based on future detailed site plans for each phase, the proposal includes demolition; or upgrades and renovation; or redevelopment or new development of:

- numerous buildings for staff housing; and guest accommodations (multi-bed dormitory, cabins, tenting, etc.);
- several buildings for administration, food service and meetings; worship and recreational facilities; support and infrastructure;
- outdoor improvements; open structures; pool and water park facilities; and landscaped areas for worship and recreational facilities;
- water and sewer and stormwater facilities and improvements; and
- roads, driveways, parking areas and pedestrian walks and pathways; and

WHEREAS, the total existing developed area of the site, 7.2 acres would increase over time to approximately 12.74 acres, or slightly more, on a 212.19-acre site, which is located at the end of Tribune Lane and along a network of existing lanes and driveways off of White Drive in the A5A (Very Low Density Residential) zoning district and the Public/Semi-Public Parcel Overlay District; and

WHEREAS, the action as proposed requires variances from the Town of Milan Zoning Board of Appeals for maximum coverage and building height; and site plan approvals from the Planning Board; and

WHEREAS, the materials listed at the end of this resolution were submitted in support of the proposed action, which were reviewed by the Planning Board and its Consulting Planner; and

NOW THEREFORE BE IT RESOLVED, that Planning Board, in accordance with the requirements of Part 617 of 6 NYCRR of the New York State Environmental Quality Review Act (SEQRA), hereby determines that the proposal is a Type 1 Action; and will require a coordinated review; and

BE IT FURTHER RESOLVED, that the Planning Board hereby declares their intent to act as Lead Agency in the coordinated review; and authorizes circulation of a notice of their intent and project plans and information to involved agencies, including the following materials:

- Application;
- Full EAF Part 1;
- Description of Action narrative;
- TSMP (master plan document);
- Both 1"=100' scale plan sheets:
 - o TRC Site Master Plan/Master Site Improvement Plan sheet; and
 - o The Survey Map with existing conditions;
- The TRC Land Use Matrix; and
- The agricultural data statement; and

BE IT FURTHER RESOLVED, that the Planning Board hereby refers this application to the Dutchess County Department of Planning and Development for Section 239 GML review; and

BE IT FURTHER RESOLVED, that upon provision of application materials the Planning Board hereby sets a public hearing on the site plan application to be held on April 4, 2018. Seconded by Ms. Godfrey.

Chairman Wyant	Aye	James Jeffrey	Aye
Jeffrey Anagnos	Absent	John Mautone	Aye
Nathaniel Charny	Absent	Radford West	Absent
Kim Godfrey	Aye		

Motion carried 4-0

Discussion Items:

- Cold Spring Road Subdivision: Ben Albury from Amalgam Studios appeared before the Board for a pre-sketch discussion about subdividing the Sagebrush LLC property located on Cold Spring Road, tax grid number 6670-00-111469. Mr. Albury said the property is 151 acres in the A5A zoning district. There are federal and NYS DEC wetlands on the property including two spring fed creeks. Mr. Albury has not purchased the property yet but would like to with the goal of

subdividing into large lots. The property has not been touched since 1941. There is a dilapidated barn on the property. There is no water supply on the property. One of the problems Mr. Albury sees is that Decker Road has been abandoned by the town. He would like to find out who owns Decker Road as that access would be key for several lots. There was some discussion about who may own Decker Road since it was abandoned. The Clerk will contact Glenn Butler, Highway Superintendent, to find out who ownership reverts to once the Town abandons a road, if that small piece of Decker Road that looks like it provides access to one lot, 909311, is also abandoned and if not, could that small piece be used to access this property and will then convey that information to Mr. Albury. Mr. Albury said that he has heard rumors that Blandings Turtles have been spotted on this property in the wetland area and then asked if it would be possible to put the wetlands in an easement with Winnakee or DLC in part to protect the turtles. It is a 16 acre wetland. After some discussion on this, Mr. Jeffreys will forward Mr. Albury a contact with the DLC and the Clerk will forward a contact with Winnakee and will also see if there is any information at the Town level regarding Blandings Turtles on this property and if not, how Mr. Albury would confirm whether or not the turtles are there. Mr. Albury submitted several different proposals of various subdivision layouts which the Board reviewed and discussed. The average acreage per lot is 5 to 10 acres. The subdivision regulations allows a common drive to service up to four lots and a cul-de-sac to service up to 15 lots. Rear lots are not desirable in that they create too long of a driveway.

The Board agreed that conceptually there is opportunity for subdivision for this lot. Key questions that need to be answered pertain to ownership of Decker Road, Blandings Turtles, and an easement for the wetland area. There was no action taken at this meeting.

Correspondence: None

Ms. Godfrey motioned that the Planning Board adjourn the meeting at 8:10 p.m. Mr. Mautone seconded.

Joan Wyant, Chairman	Aye	James Jeffreys	Aye
Jeffrey Anagnos	Absent	John Mautone	Aye
Nathaniel Charny	Absent	Radford West	Absent
Kim Godfrey	Aye	Motion carried 4-0	

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

Respectfully submitted,


Karen Buechele, Clerk
Planning and Zoning

cc: Catherine Gill, Town Clerk
Town Board