

TOWN OF MILAN PLANNING BOARD MEETING MINUTES – FINAL
MONDAY, JULY 9, 2018

MEMBERS PRESENT:

Joan Wyant, Chairman
Kim Godfrey
John Mautone
Radford West

MEMBERS ABSENT:

James Jeffreys
Nathaniel Charny

ALSO PRESENT:

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

Public Hearings: None

Administrative:

- Approval of Minutes: Ms. Godfrey motioned that the Planning Board accept the minutes of June 6, 2018 as presented. Mr. West seconded.

Chairperson Wyant	Aye	James Jeffreys	Absent
Nathaniel Charny	Absent	John Mautone	Aye
Kim Godfrey	Aye	Radford West	Aye

Motion carried 4-0

Applications:

1. **Taconic Retreat Center Site Master Plan** – Paul Bowen, Executive Director, Taconic Retreat Center, appeared for the ongoing application for approval of their Master Plan and Phased Site Plan for this religious facility located at 64 White Drive, tax grid number 6571-00-584466. Mr. Bowen thanked the Board members and clerk for all of their time and energy in moving this approval forward. The Zoning Board of Appeals granted the requested variances that were part of this Master Plan on June 27, 2018 and Mr. Bowen submitted the comment letter in response to the Planner’s letter.

Chairperson Wyant motioned that the Planning Board approve the following resolution:

BE IT RESOLVED, the Planning Board grants site plan approval for the Taconic Retreat Center Master Plan and Phased Site Plan for a religious facility on property located at 64 White Drive, tax grid number 6571-00-584466;

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 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

WHEREAS, the Planning Board reviewed and discussed the initially submitted and subsequently revised (refer to the list at the end of this resolution) submittals of the following materials:

- Application; and Full Environmental Assessment Form (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 as a plan sheet; and
- The agricultural data statement; and

WHEREAS, the Planning Board reviewed the proposal at the following meetings and workshop sessions; and considered the commentary by its consultants and the public: - May 3, 2017; - September 6, 2017; - November 1, 2017; - February 8, 2018; and – April 4, 2018; and

WHEREAS, at the Planning Board meeting on April 4, 2018, the Planning Board adopted a Negative Declaration (Determination of Non-Significance) under NY SEQR for the Master Plan and Phase Site Plan; and

WHEREAS, a public hearing on the Site plan applications was opened and closed on April 4, 2018; and

WHEREAS, the Zoning Board of Appeals granted the requested area variances to Table B of the Town of Milan Zoning Code Schedule of Area and Bulk Regulations as follows at the ZBA meeting held on June 27, 2018:

- An increase of maximum lot coverage to 6% where 5% is allowed in the A5A zoning district; and

- An increase in building height to 45’ where the allowed building height is 35’ for 3 buildings (proposed Bunkhouse; White Hall expansion; and proposed Worship Center), which are proposed to be between 40’ and 45’ high; and

WHEREAS, New York State Parks, Recreation & Historic Preservation stated they have no anticipated concerns with this project regarding the Taconic State Parkway in an email dated November 15, 2017; and

WHEREAS, per the GML Section 239 referral, the Dutchess County Department of Planning and Development replied “matter of local concern” on March 30, 2018; and

WHEREAS, the proposed action includes 3 phases with phase 1 outlined on the TRC Site Master Plan drawing. Each phase consists of multiple projects consisting of buildings, worship or recreational facilities and other site improvements. The sequence of projects within a phase depends on funding available to the Applicant. Each phase of the project within a phase will require site specific site plan review and approval including stormwater management and erosion and sedimentation control measures, per the Town’s requirements, standards and procedures with associated permitting prior to the issuance of a building permit; and

WHEREAS, during its review, the Planning Board, Applicant and Applicant’s Representatives arrived at a list of land use and development maximum thresholds, some of which are set forth on the plan sheet entitled Taconic Retreat Center Land Use Matrix, with the total number of overnight and days guests listed below:

- Under proposed operations, the maximum number of overnight guests would be 250 with 30 staff persons for a total of 280 overnight persons, including guests and staff.
- Under proposed operations, the maximum number of day use guests would be 350 with 30 staff persons for a total of 380 day use persons, including guests and staff.

WHEREAS, this application meets the requirements of Article IX, Site Plan Review, of the Town of Milan zoning code.

WHEREAS, the Applicant will appear before the Planning Board every five years to provide a project update.

NOW, THEREFORE, BE IT RESOLVED, the Town of Milan Planning Board grants site plan approval for the Taconic Retreat Center Master Plan and Phased Site Plan for a religious facility and authorizes the Planning Board Chairperson to sign the Master Plan and Land Use Matrix prepared by Fletemeyer & Lee Associates dated January 12, 2018.

Mr. West seconded.

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

- 2. Maxwell/Dierig Subdivision** - Mark Graminski appeared as the authorized representative for the Maxwell/Dierig subdivision of property located on Brooklyn Heights Road, tax grid numbers 6471-00-025504 and 6371-00-977096 in the A3A zoning district. Mr. Graminski said there are a few minor changes to the map from the last meeting: the interior lot line was adjusted slightly resulting in the same lot configurations and very minor changes to the lot acreages; two of the building envelopes have been slightly reduced in size based on the applicants' conversation with the Dutchess Land Conservancy; the map now shows the building envelope and driveway location on the Salisbury turnpike parcel. Mr. Graminski said he has prepared the documents relative to common driveway which provides access for lots 1c and 1d which are the profile for the common driveway and other driveways, a common driveway maintenance agreement for the Planning Board attorney review, a narrative for the Town Board, and the revised copies of the long EAF with changes to sheet one. The stream on the property is a seasonal Class C stream. They will span the stream so no permitting will be required from outside agencies. The existing access remains the same for Lot 1b.

Ms. Godfrey motioned that the Planning Board send the ODA to the Town Board pending approval of the Town Attorney. Mr. West seconded.

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

Motion carried 4-0.

Ms. Godfrey motioned that the Planning Board set the date for the public hearing for the Maxwell/Dierig four lot subdivision for the August 1st Planning Board meeting. Mr. Mautone seconded.

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

Motion carried 4-0.

- 3. Mazoh Lot Line Adjustment/Two Lot Subdivision** – Marie Welch, L.S. appeared as the authorized representative for Stephen Mazoh's lot line and two lot subdivision application of property located on Pink Lane, tax grid numbers 6470-00-854389 and 6470-00-975423. Mr. Mazoh is creating one new 22 acre lot by subdividing the large parcel of land and annexing a small portion of land from an adjacent large parcel. Both parcels are owned by the applicant. The remaining

lands after the subdivision will both be well over 80 acres and 162 acres respectively. The lot will have access off of Pink Lane. Glenn Butler, Highway Superintendent, has verbally approved the access. The lot has the appropriate road frontage. The Board of Health has done the deep and perc tests.

Chairperson Wyant motioned that this lot line adjustment/subdivision be declared an unlisted, uncoordinated action under SEQRA. Mr. Mautone seconded.

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

Motion carried 4-0.

Chairperson Wyant motioned that the Planning Board set the date for the public hearing for the Mazoh lot line adjustment/two lot subdivision to be held at the August 1st Planning Board meeting. Mr. West seconded.

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

Motion carried 4-0.

- 4. Satta Two Lot Subdivision -** Jeffrey Satta appeared for the two lot subdivision of his property located at 39 Boice Lane, tax grid number 6470-00-050353 in the A3A zoning district. Mr. Satta said they are carving 5.6 acres out of their 82 acre lot to put a single family home for a family member. The home will sit in the middle of a big open field. The driveway has been approved by Glenn Butler, Highway Superintendent. Mr. Satta has submitted a site plan to the Board for their review. The Board of Health did the deep and perc tests and said there would be no problem. The engineered plans will be submitted to the Board of Health shortly.

Chairperson Wyant motioned that this lot line adjustment/subdivision be declared an unlisted, uncoordinated action under SEQRA. Mr. Mautone seconded.

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

Motion carried 4-0.

Chairperson Wyant motioned that the Planning Board set the date for the Satta two lob subdivision public hearing for the August 1st Planning Board meeting. Ms. Godfrey seconded.

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

Motion carried 4-0.

Discussion Items: None

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Chairperson Wyant motioned to adjourn the meeting at 7:50 p.m. Ms. Godfrey seconded.

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

Motion carried 4-0.

The next Planning Board meeting is scheduled for August 1, 2018 at 7:00 p.m.

Respectfully submitted,

Karen Buechele, Clerk
Planning and Zoning

cc: Catherine Gill, Town Clerk
Town Board