

TOWN OF MILAN
PLANNING BOARD
DUTCHESS COUNTY, NEW YORK

Wilcox Memorial Town Hall
20 Wilcox Circle
Milan, NY 12571

Tel. (845) 758-5133
www.milan-ny.gov
Fax. (845) 758-0445

PLANNING BOARD AGENDA – WEDNESDAY, JUNE 6, 2012

7:00 p.m. OPEN MEETING

PUBLIC HEARINGS:

- Doherty – Lot Line Adjustment
 Turkey Hill Road

ADMINISTRATIVE ITEMS:

- Approval of Minutes – May 2, 2012
- Correspondence

APPLICATIONS:

- Crow – Two Lot Subdivision
 Salisbury Turnpike
- Lore – Site Plan Approval
 Round Lake Road

DISCUSSION ITEMS:

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NOTICE OF PUBLIC HEARING
TOWN OF MILAN PLANNING BOARD

PLEASE TAKE NOTICE that the Planning Board of the Town of Milan will hold a public hearing in accordance with Town Law for a lot line adjustment between two properties owned by Red Wing Properties, Inc. located on Turkey Hill Road, tax grid numbers 6473-00-117425 and 6473-00-236616. Both properties are located in the A3A Zoning District.

SAID HEARING will be held at the Milan Town Hall, 20 Wilcox Circle, on Wednesday, June 6, 2012, at which time all interested persons shall be given the opportunity to be heard. The meeting starts at 7:00 p.m. and this application will be heard in the order at which it appears on the agenda.

Order of Joan Wyant
Chairman, Planning Board

Character of surrounding lands (suburban, agriculture, wetlands, etc.) MOSTLY WOODED, RESIDENTIAL

Estimated cost of proposed improvement \$ -

Anticipated increase in number of residents, shoppers, employees, etc. (as applicable) -

Describe proposed use, including primary and secondary uses; ground floor area; height; and number of stories for each building:

- For residential buildings, include number of dwelling units by size (efficiency, one bedroom, two bedroom, three or more bedrooms) and number of parking spaces to be provided
- For non-residential buildings, include total floor area and total sales area; number of automobile and truck parking spaces
- Other proposed structures.

(Use separate sheet if needed)

- EXISTING HOUSE TO REMAIN WITH LOT A

- LOT B IS UNIMPROVED AND WILL BE AVAILABLE FOR POSSIBLE SALE OR STAY WITHIN THE FAMILY

Appendix C

State Environmental Quality Review

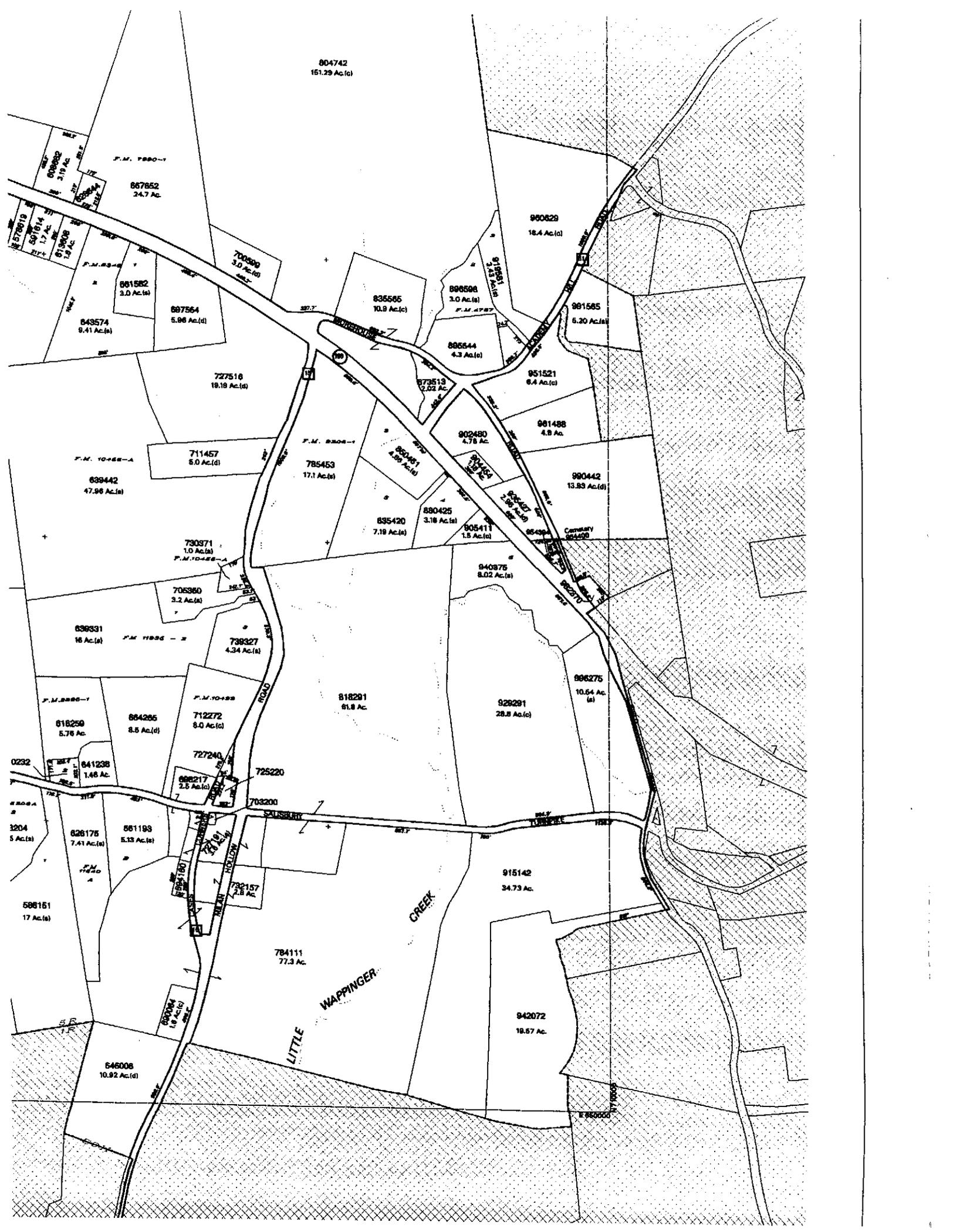
SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR SAMUEL H. CROW / JOHN H. DECKER LS	2. PROJECT NAME TWO LOT SUBDIVISION - LANDS OF CROW
3. PROJECT LOCATION: Municipality MILAN County DUTCHESS	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 880 SALISBURY TURNPIKE SALISBURY TURNPIKE + FIELD ROAD INTERSECTION	
5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: TWO LOT SUBDIVISION PROPOSED LOT A = 14.664 AC ORIGINAL AREA 34.7 AC LOT B = 20.076 AC	
7. AMOUNT OF LAND AFFECTED: Initially 34.7 acres Ultimately 34.7 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: JOHN H. DECKER LS Date: 5.12.12 Signature: [Signature]	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment



**TOWN OF MILAN PLANNING BOARD
WILCOX MEMORIAL TOWN HALL
20 WILCOX CIRCLE, MILAN, NY 12571
845-758-5133 x21**

Date Received: 5/24/12 To County Planning _____ Public Hearing _____

APPLICATION FOR SITE PLAN/SPECIAL USE PERMIT APPROVAL

Name of Project Loreland Development Site Plan Approval

Name of Applicant Samuel Lore Phone 758-2712

Applicant's Address 1 Old Mill Rd, Red Hook, NY 12571 Cell 845-418-0777
email kjlore@frontiernet.net

Property Owner of Record Loreland Development Phone 758-2712

Property Address 400 Round Lake Road email kjlore@frontiernet.net

Name of Person Preparing Plans n/a existing Phone _____

Address _____ email _____

Attorney n/a Phone _____

Address _____ email _____

Property Location: On the _____ side of _____

Acreage of Parcel 11.04 acres Zoning District A5A

Proposed Use From Table A Commercial Greenhouse & nursery, including office & sales yard

Tax Map Designation Number 6470-00-411639/443637/436772-00

This application is for the use and construction of This is an existing use since the late 1990's Raw materials are imported to the site and made into landscape materials such as topsoil and wall stone and decorative boulders which we sell. We have met with the DEC on site and all Activities were compliant with their regulations.

Has the Zoning Board of Appeals granted any variance(s) concerning this property: Yes No

If yes, please describe: The ZBA interpreted this use as appropriate for this site.

Appendix C

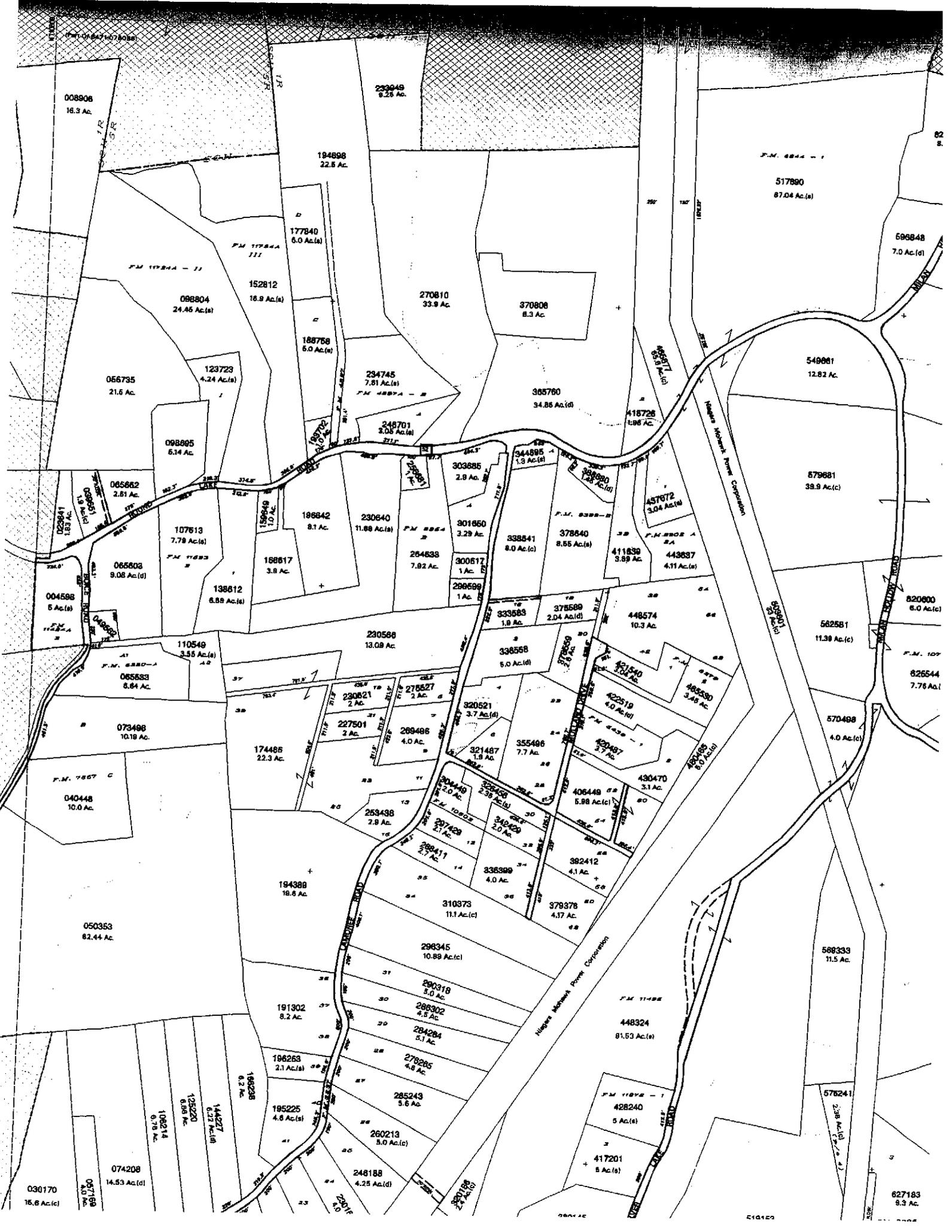
State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR SAMUEL LORE	2. PROJECT NAME _____
3. PROJECT LOCATION: 400 Round Lake Rd Municipality MILAN County Dutchess	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) South side of Round Lake Rd (City Rte 53) Adjacent to Troquias Pipe Line	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration N/A	
6. DESCRIBE PROJECT BRIEFLY: RAW material impact of Landscape materials, cleaned and sculptured for RESALE	
7. AMOUNT OF LAND AFFECTED: Initially 3 acres Ultimately 3 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: N/A	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No N/A	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: Samuel Lore Date: 3/23/12 Signature: _____	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment





008906
16.3 Ac.

239949
9.25 Ac.

194898
22.5 Ac.

517890
87.04 Ac.(a)

177840
6.0 Ac.(a)

696848
7.0 Ac.(d)

088804
24.45 Ac.(a)

270810
33.9 Ac.

370808
8.3 Ac.

066735
21.6 Ac.

123723
4.24 Ac.(a)

188758
6.0 Ac.(a)

234745
7.81 Ac.(a)

365760
34.85 Ac.(d)

418726
1.96 Ac.

549061
12.82 Ac.

098995
6.14 Ac.

248701
3.05 Ac.(a)

196842
8.1 Ac.

230640
11.88 Ac.(a)

303885
2.8 Ac.

344895
1.3 Ac.(a)

386980
1.4 Ac.(a)

457672
3.04 Ac.(a)

579681
38.9 Ac.(c)

028841
1.83 Ac.

065682
2.81 Ac.

107613
7.79 Ac.(a)

159049
1.0 Ac.

188617
3.8 Ac.

264833
7.82 Ac.

300617
1 Ac.

286599
1 Ac.

301850
3.29 Ac.

338541
8.0 Ac.(c)

378640
8.55 Ac.(a)

411830
3.89 Ac.

443637
4.11 Ac.(a)

820600
6.0 Ac.(c)

004598
5 Ac.(a)

065603
9.08 Ac.(d)

138612
8.89 Ac.(a)

230586
13.08 Ac.

269486
4.0 Ac.

278527
2 Ac.

27501
2 Ac.

320521
3.7 Ac.(a)

333583
1.8 Ac.

375589
2.04 Ac.(d)

338558
5.0 Ac.(d)

446574
10.3 Ac.

451540
1.04 Ac.(a)

465330
3.41 Ac.

562581
11.39 Ac.(c)

065533
6.64 Ac.

110549
3.55 Ac.(a)

174485
22.3 Ac.

227501
2 Ac.

253438
2.9 Ac.

27428
2.1 Ac.

28411
2.7 Ac.

321487
1.3 Ac.

355496
7.7 Ac.

382497
3.7 Ac.

406448
5.88 Ac.(c)

422519
4.0 Ac.(a)

422497
3.7 Ac.

430470
3.1 Ac.

570498
4.0 Ac.(c)

040448
10.0 Ac.

073498
10.19 Ac.

194388
18.8 Ac.

253438
2.9 Ac.

28411
2.7 Ac.

310373
11.1 Ac.(c)

336399
4.0 Ac.

379378
4.17 Ac.

406448
5.88 Ac.(c)

430470
3.1 Ac.

620600
6.0 Ac.(c)

050353
82.44 Ac.

191302
8.2 Ac.

196263
2.1 Ac.(a)

195225
4.8 Ac.(a)

253438
2.9 Ac.

28411
2.7 Ac.

285243
5.6 Ac.

260213
5.0 Ac.(c)

248188
4.25 Ac.(d)

298345
10.89 Ac.(c)

290319
5.0 Ac.

288302
4.5 Ac.

284284
5.1 Ac.

278285
4.8 Ac.

568333
11.5 Ac.

074208
14.53 Ac.(d)

191302
8.2 Ac.

196263
2.1 Ac.(a)

195225
4.8 Ac.(a)

253438
2.9 Ac.

28411
2.7 Ac.

285243
5.6 Ac.

260213
5.0 Ac.(c)

248188
4.25 Ac.(d)

298345
10.89 Ac.(c)

290319
5.0 Ac.

288302
4.5 Ac.

284284
5.1 Ac.

278285
4.8 Ac.

576241
2.88 Ac.(a)

030170
15.6 Ac.(c)

074208
14.53 Ac.(d)

191302
8.2 Ac.

196263
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195225
4.8 Ac.(a)

253438
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28411
2.7 Ac.

285243
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260213
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248188
4.25 Ac.(d)

298345
10.89 Ac.(c)

290319
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288302
4.5 Ac.

284284
5.1 Ac.

278285
4.8 Ac.

627183
8.3 Ac.

030170
15.6 Ac.(c)

074208
14.53 Ac.(d)

191302
8.2 Ac.

196263
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195225
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253438
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10.89 Ac.(c)

290319
5.0 Ac.

288302
4.5 Ac.

284284
5.1 Ac.

278285
4.8 Ac.

576241
2.88 Ac.(a)

417201
5 Ac.(a)

428240
5 Ac.(a)

448324
81.53 Ac.(a)