

TOWN OF MILAN PLANNING BOARD MEETING MINUTES – FINAL
WEDNESDAY, APRIL 7, 2021

MEMBERS PRESENT:

Thomas Darby, Chairperson
Stephen Callahan
James Jeffreys (arrived 7:08 p.m.)
John Mautone
Kevin Pike
Radford West

MEMBERS ABSENT:

Ann Patty

ALSO PRESENT:

Chair Darby opened the meeting at 7:00 p.m.

Public Hearings:

1. **Hauptman Two Lot Subdivision** – Chair Darby explained that the applicant was having some problems with the Board of Health to site a septic and well due to the wetland areas in the lot located in the Town of Clinton so the public hearing will be postponed until that gets resolved and the Milan Planning Board does their site visit.

Mr. Mautone motioned that the Planning Board hold over the public hearing for the Hauptman subdivision until the May 5 meeting since the board has not yet been able to visit the site and the applicant needs to resolve the issues with the Clinton property relative to the Board of Health. Mr. West seconded.

Thomas Darby, Chair	Aye	Ann Patty	Absent
Stephen Callahan	Aye	Kevin Pike	Aye
James Jeffreys	Absent	Radford West	Aye
John Mautone	Aye		

Motion carried 5-0.

Approval of Minutes:

Mr. West motioned to accept the minutes of March 2, 2021 as presented. Mr. Callahan seconded.

Thomas Darby, Chair	Aye	Ann Patty	Absent
Stephen Callahan	Aye	Kevin Pike	Aye
James Jeffreys	Absent	Radford West	Aye
John Mautone	Aye		

Motion carried 5-0.

Applications:

1. **1133 Taconic LLC (Durst)** – Lisa Baker, Project Manager for the Durst Organization, said the pre-sketch conference is the start of the planning process on former Carvel property which is owned by 1133 Taconic LLC. Also present is Stuart Mesinger, Planner from Chazen, Catherine Monian, Project Manager from Chazen, and Jennifer Van Tyle, Attorney for the applicant. Liz Axelson, Planner for Milan, was also present via conference call.

The project area consists of 445 acres in Milan that directly attach to land in Pine Plains. Most of Milan land is the Sports City Estates around Lake Carvel with an 18 hole golf course that straddles the Pine Plains/Milan town line. In developing this project, they have identified three planning principals. One is the preservation of conservation areas or environmentally sensitive lands or sensitive green spaces to existing open spaces south and north. Focusing development in areas of existing disturbance will allow larger areas of open space to exist. Contiguous open space resources will maintain the site's forested habitat, with continuity and connectivity protecting the site's natural resources and rural visual aesthetics particularly around Route 199. This philosophy continues by concentrating residential lots in areas already disturbed around the lake and golf course. The second principal involves recreation and continues the focus of the majority of the development around the lake area and golf course since it is already disturbed and has little visibility from the surrounding roadways. They are redesigning the 18 hole golf course to a 9 hole short course where it exists around Ferris Lane and will introduce publicly accessible trails linking Pine Plains and the Lafayetteville multiple use area. The third principal is sustainable building and land development through the re-use of historic building materials, using treated wastewater for golf course irrigation and road standards that minimize impacts.

Stuart Mesinger said this is a follow on to the February meeting we had with town officials after which this pre-sketch conference seemed to be the next logical step. He explained the maps that were posted. One is showing all the land owned by 1133 Taconic LLC. The entire project encompasses 3,000 acres with 445 acres in Milan. One map shows a sketch plan configuration that was presented to Pine Plains a week ago. The guiding principal for this development is to cluster development around Lake Carvel and leave most land as open space with big buffers along major waterways. There are multiple connections into Milan. One of the issues last time was improving access for emergency vehicles so that was taken into account. Our thought in Milan is a cluster subdivision where the cluster would be continuing off of Pine Plains west of Lake Carvel and north of Ferris Lane would be the continuation of the golf course then open space adjoining the Roeliff Jansen Kill and Lafayetteville and into Pine Plains. It would be a continuation of the cluster in Pine Plains. There is an existing wastewater treatment plan in Milan which would be abandoned. There would be a new infrastructure built and the new treatment system would be in Pine Plains. We think this plan makes sense because it works with the clustering that we've suggested in Pine Plains, it connects open space areas in Milan and Pine Plains, it uses the existing development footprint of the golf course and re-develops portions of the Sports City estate development, both already disturbed areas. We are not disturbing any significant new areas. Before we develop a sketch plan, we are interested in the board's reaction. What do we need to think about in terms of design? As far as SEQRA, this project will have an EIS. A scoping document has been submitted. Pine Plains should declare intent to be lead agency since most of the project is there. We anticipate the scoping process to start in late spring, early summer. Milan would be an involved agency and participant. We anticipate the entire SEQRA process to take two to three years. After we get

feedback from this board, if we are on the right track, we will be coming back in with a conventional subdivision plan and then a clustered subdivision plan. Milan's regulations establish density by first planning out a conventional subdivision that meets density and bulk requirements which establish the number of lots and then move into a cluster subdivision. This will not be a gated community as it is planned now. People can walk around the lake. The applicant would like to include a resort in Pine Plains but there are zoning issues with that so it is not in the current application. We are hoping to present a resort as an alternative in the EIS. A question was asked if there were plans for the Ferris Lane access onto the Taconic State Parkway. The DOT had discussions about closing it. Mr. Mesinger thinks they will take another look at that as this was discussed with the previous plan. With the resort component, they would look more closely at that access. We have not proposed anything. We are committed to creating a de-acceleration lane to allow that turn into Ferris Lane northbound. The lane would be on Taconic LLC's property. We are not proposing closing the crossing but it's not our decision. Mr. West pointed out that there is limited space in the middle of the Taconic to cross over. Mr. Mesinger said that would be reviewed closely by the DOT. Ms. Axelson said she does not have the conceptual plan. Mr. Mesinger said we are looking at the Pine Plains conceptual plan. The road is Ferris Lane in Milan and Woodward Hill in Pine Plains. The Sports City lots are existing. There are some ¼ acre to no more than one acre lots which total 192 lots. We are not re-using those lots. Ms. Axelson said she appreciates the concept of clustering and leaving open space around the clustering which has the potential to sustain wildlife and biological corridors. Mr. Mesinger said we are planning this development between Pine Plains and Milan as one continuous development. Mr. Jeffreys asked for an elaboration of the resort concept. Ms. Baker said the resort alternative came up mid to late 2018. Alexander Durst presented the concept to Milan and Pine Plains. Pine Plains does permit a resort with a special use permit. They were enthusiastic about it. There is ambiguity in their code so we chose the residential plan right now as that is zoning compliant. We can show the resort as an alternative during the SEQRA process. It is more outdoor recreation and connects trails on Stissing Mountain and through the town. This property is almost 3,000 acres and this would provide a connection between both municipalities. The resort would provide a lot more trail access and connection. We envision it around the lake where the disturbance occurs now. Mr. Jeffreys asked with cluster housing and resort housing, if this moves forward, will you have individual ownership of properties and would you allow the homes to be rented out? Ms. Baker said we envision this as a community where the resort and residential components are complimentary to each other with maybe a pool or golf course used by both residential and resort residents. It ensures the viability of both amenities. The idea is to generate activity to energize and bring in some more bodies to use the amenities. We are thinking about a certain number of residential units related to the resort which would be rented out, but the overall community would be residential. When asked, Ms. Baker said she did not know how or if Pine Plains regulates their short term rentals. Ms. Axelson asked if there is any interest in Milan to having anything that is quasi-resort like? She thinks of it as activities, places to eat, a spa, that sort of thing. Mr. Jeffreys said any use not specifically permitted in our code is prohibited. We need to see more

of the plan and how it fits into what exists today and after that, if there is a suggestion by the developer to request that the town amend the law, I suppose that would be a whole separate discussion over this process. Mr. Pike asked if there are restaurants or stores in the resort plan? Ms. Baker said there would be a restaurant as part of the resort in Pine Plains but no grocery stores. Chair Darby asked about the range of the cluster housing. Ms. Baker does not have the list but said we have some very large lots, 10 and 20 acre lots, and somewhere between 2 and 5 acres as the higher percentage. Around the lake there are smaller lots as it provides a diversity of options for both a cost and size standpoint. You could have a half acre property and still have access to 1,700 acres of trails and vistas. House size we envision will relate to the property. Chair Darby asked if they are doing geo thermal or solar? Ms. Baker said we will be investigating any sustainability related ways. It will be part of the EIS. We have to look at what the benefits are and the costs. Once the development is finished, the roads will be private and maintained by Durst. Woodward Hill Road is a quasi-public and private road. Ms. Monian thinks it is a user road right now. Woodward Hill and Ferris will likely remain town roads. All private roads will meet road standards. Milan lots will be served off of the wastewater system in Pine Plains except for the very large lots that are outliers. Our goal is to put the land west of the Taconic into permanent open space as it is mostly wetlands. All of the conservation land will be put into a land trust. Wells and the wastewater treatment plant will be in Pine Plains for both towns. Mr. Jeffreys said this is an interesting project and has had so many iterations over the years. Mr. Mesinger said we would like to come to the May meeting with a conventional plan and get feedback based on the current code. Ms. Axelson said that if, in the A5A district, a two family dwelling is an option in residential clustering, she has seen very attractive developments in which two family structures are a nice way of compacting and asked if that is something the Board would encourage. The board members thought that was a good suggestion. Mr. Jeffreys said to start, submit your conventional plan under the current code. Ms. Baker said we are looking for a streamlined process without having to ask for variances or special use permits. Mr. Pike said he would like to see both the Pine Plains and Milan plans next month.

Discussion Items/Correspondence:

The board had a casual discussion about various aspects of the plan including the resort concept, public-private access especially for the golf course, diversity in housing including duplexes, emergency services, small businesses that could benefit from this plan, traffic studies and escrow. Ms. Axelson explained her review process.

There was no correspondence.

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Chair Darby motioned to adjourn the meeting at 8:20 p.m. Mr. Jeffreys seconded.

Thomas Darby, Chair	Aye	Ann Patty	Absent
Stephen Callahan	Aye	Kevin Pike	Aye
James Jeffreys	Aye	Radford West	Aye
John Mautone	Aye		

Motion carried 6-0.

The next Planning Board meeting is scheduled for Wednesday, May 5, 2021 at 7:00 p.m.

Respectfully submitted,

Karen Buechele, Clerk
Planning and Zoning

cc: Catherine Gill, Town Clerk
Town Board