

TOWN OF MILAN PLANNING BOARD MEETING MINUTES – FINAL
WEDNESDAY, MAY 5, 2021

MEMBERS PRESENT:

Thomas Darby, Chairperson
Stephen Callahan
James Jeffreys
John Mautone
Ann Patty
Kevin Pike
Radford West

MEMBERS ABSENT:

ALSO PRESENT:

Bill Jeffway, Town Board Liaison

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

Public Hearings:

- 1. Hauptman Two Lot Subdivision** – Chair Darby explained that the applicant has withdrawn their application for the two lot subdivision of property located in the Town of Milan and the Town of Clinton due to potential issues with the Board of Health on the Clinton property.

Mr. Jeffreys motioned that based on the above, the public hearing for this application is closed. Mr. West seconded.

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

Motion carried 7-0.

Approval of Minutes:

Mr. Pike motioned to accept the minutes of April 7, 2021 as presented. Mr. Mautone seconded.

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

Motion carried 7-0.

Applications:

- 1. 1133 Taconic LLC (Durst)** – Lisa Baker, Project Manager for the Durst Organization, Stuart Mesinger, Planner from Chazen for Durst, Catherine Monian, Project Manager from Chazen for Durst, and Jennifer Van Tyle, Attorney for Durst were present for this application. Elizabeth Axelson, Planner for the Town of Milan, submitted a comment letter on the submittal but was not present at the meeting. Ms. Baker said this meeting is a continuation of the pre-sketch conference that we started in April for the start of the planning process on the former Carvel property which is owned by 1133 Taconic LLC. Mr. Mesinger

said we have not submitted a formal application yet to the Town of Milan. As was discussed at the last meeting, we are not interested at this time in a resort for the Milan property. At this meeting, we are looking for feedback on the submitted materials which include the proposed cluster subdivision in Milan and in relation to Pine Plains and the conventional subdivision plan layout of the Milan property which is necessary to establish the permitted number of lots in the cluster layout. Ms. Axelson said a more detailed plan will be required and we will do that at sketch, not pre-sketch. More details will occur in the environmental impact statement which will go through the zoning ordinance and the subdivision requirements. We are not asking for anything at this time except feedback on the submitted layouts from the board.

Mr. Mesinger said based on the criteria in the subdivision regulations, a conventional subdivision layout must be submitted to determine the number of lots for a cluster subdivision. All have agreed a cluster subdivision is the better alternative for this site. Durst has three goals which we stated in the last meeting. The first is to have a seamless plan between Pine Plains and Milan. The Pine Plains layout is a clustered plan as well. We want people to be able to drive between the two towns and feel like they are in the same place. The second goal is to maintain most of the site as protected and connected open space. The third goal is the protection of the significant environmental features such as wetlands and stream corridors and to connect recreation areas. Clustering allows us to do all that. We can take a lot count and construct on smaller lots which leaves more open space and allows for more flexible lot arrangements. Cluster lets us put development in already disturbed areas, for example, parts of the golf course and sports arena. The golf course, which was 18 holes, will be 9 holes. This plan shows 51 lots and leaves 253 acres of open space which reflects 56% of the land as open space in Milan. We know lot count might change but this is our ball park. The open space connects to Roeliff Jansen and Lafayette. The lots range from 1 acre to 3.5 acres. With the cluster plan, there is less disturbance of the site and less infrastructure. He said the map with the Milan plan overlaid with the Pine Plains plan shows how the two developments seamlessly connect. It looks like one development. The conventional plan shows 53 lots and does not provide for nearly as much open space, does not connect open space to adjoining areas, disturbs a great deal more of the site, potentially impacts wetlands and environmental areas, and does not mesh with the Pine Plains portion of the property. We think cluster makes more sense and would appreciate board feedback. We don't need lot count yet. We will analyze the cluster plan in the EIS with the conventional plan as an alternative. We anticipate Pine Plains announcing lead agency next week with Milan as an involved agency. Milan retains all decisions in Milan. There will be a scoping process.

Chair Darby asked if there is anyone living on the two lots Durst does not own? Ms. Baker said no, neither have homes on them currently and don't have residents. There are no Milan residents currently living on the Milan land now. There are two taxpayers and West Shore Drive has utilities to the homes that are there now. Mr. Jeffreys asked where the connection is to Roeliff and Lafayettville. Mr. Mesinger pointed it out on the map and said it will be along

the west side of the nine hole course. He said we would also like to have a trail system running between the two towns for public access. Ms. Baker said there is a maintenance road there now which will provide some connection. It is proposed as potentially an emergency egress as we need a secondary access. There is a road from the old wastewater treatment plant to Ferris and they would connect to other roads to allow for a secondary access. Mr. Jeffreys asked if, at the top side of 199, will the old road that cuts in at the top of the hill be another entry. Ms. Baker said to come in there would require a left turn lane and steep grading. It makes more sense to bring the road past the silos and pond where there is an existing farm road. Chair Darby said we are trying to figure out the number of lots. In Ms. Axelson's letter, she talks about a few lots that did not seem viable which would lower the final lot count. Mr. Mesinger said we will analyze the lots vs. the criteria in the ordinance in the EIS, the Planning Board will comment, and then in the EIS we will come up with a viable number. Chair Darby said the slope off of the Taconic Parkway is steep. Mr. Mesinger said these are five acre lots which we would have to prove are buildable. Ms. Baker said that Ms. Axelson pointed out some lots that have wetlands. There is a portion of the code that talks about the percentage of land that has to be dry. That was applied to these lots. We will have detailed drawings for the lots locating the well and septic, driveway, etc. Mr. Pike asked if, in the cluster plan, any lots will straddle the town line between Milan and Pine Plains. Mr. Mesinger said the lots will be in one town or the other. Ms. Baker said the golf course does straddle between the two towns. She said we have tried very hard to stay within the existing disturbance. We haven't fully designed the course because golf is changing and adventure courses are popular. It might not make sense to have a traditional golf course – maybe something more open to whole family makes more sense. We have had to adjust some of the holes and trajectories because they don't meet current safety standards and width. This course was designed before the 80s. There are new regulations and we need to meet them. Chair Darby said he would like to do a site visit and Ms. Baker said she would be happy to do a tour. We will stake out the proposed entry road and other areas to provide a bearing. She suggested possibly waiting a few weeks when it's drier. The board will get back to her with a date.

When asked when they would be back before this board, Mr. Mesinger said we won't be back next month. The next step is the scoping document which is a procedural step of lead agency then the Pine Plains Planning Board will schedule a couple of scoping sessions which will be informational and answer questions – probably one Zoom meeting and one in person on a Saturday. They would hope to finish up scoping sometime this summer. He does not anticipate an EIS for the Milan property for another year.

2. **Hughes Two Lot Subdivision** – Paul Hughes, Jr. appeared before the Planning Board for his two lot subdivision application on property located at 63 Lamoree Road, tax grid number 6470-00-310373. Mr. Hughes said he is proposing to subdivide his 11.1 acre lot back to the two lots it was in 1975 prior to being joined together in 2007. The house was built in 1975. Mr. Hughes did not combine the two properties – the previous owner put them together. Mr. Hughes purchased

the property in 2016. The issue is the two lots do not meet the 400 feet at the building line requirement. He has to apply to the Zoning Board for a variance. Chair Darby said we will have to send this to the ZBA with a recommendation which can be positive, negative, or neutral. Chair Darby said he would need a good reason to consider a subdivision that creates two lots that need a variance but this lot was previously subdivided and the previous Planning Board approved them, and the fact that the Lamoree Road area is a difficult place to subdivide, it does not seem like it's a problem. Mr. Hughes said the subdivision follows the whole area naturally as it is now. He said Mr. Butler, Highway Superintendent, looked at it and preliminary-approved the access. Chair Darby wants to do a site visit. Mr. Pike asked about the topography from west to east and Mr. Hughes said it is very rocky and steep. If he puts a house in, it would be about 300 feet off the edge of the road favoring the southern property line. There are also wetlands in the very back. Chair Darby would like to see the house, driveway, and access location on the plan. The ZBA may want to see the house location also so they can see that a house can be put in without additional variances. We would like to see the access point also. Mr. Hughes said there is a very steep, rocky ridge and federal wetlands and another rock ledge at the back of the property which is normal for Lamoree Road and why most houses are right on the road.

Chair Darby motioned that the Planning Board send a positive recommendation for the Hughes area variance for minimum lot width based on the fact that this lot was previously subdivided into two lots and the applicant has to meet the standards of a building lot and there have been other variances granted in this section of town for minimum lot width as many of the lots on Lamoree Road are long and narrow. Mr. Callahan seconded.

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

Motion carried 7-0.

There was a student at the meeting from the government class from Pine Plains High School. Chair Darby signed the required form.

Discussion Items/Correspondence:

The board had a casual discussion about holding off line discussions between an applicant and the town's planner. The board agreed that off line discussions can be very helpful and move the process along but at least one representative from the Planning Board and one representative from the Town Board must be present and someone would need to take notes.

There was a general discussion about the proposed Durst development concerning the potential of increased traffic on 199 and Ferris Lane.

Town of Milan Planning Board Meeting Minutes – Final – May 5, 2021

A checklist will be included in the next packet to board members for minor subdivisions and site plans to be used when reviewing applications.

There was no correspondence.

The board agreed a good date for the Durst site visit is Thursday, May 27th at 3:30 meeting at the trailer. The clerk will relay the date and time to Lisa Baker and Liz Axelson and let the board know if that works.

Mr. Mautone motioned to adjourn the meeting at 8:30 p.m. Mr. West seconded.

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

Motion carried 7-0.

The next Planning Board meeting is scheduled for Wednesday, June 2, 2021 at 7:00 p.m.

Respectfully submitted,

Karen Buechele, Clerk
Planning and Zoning

cc: Catherine Gill, Town Clerk
Town Board