

TOWN OF MILAN PLANNING BOARD MEETING MINUTES – FINAL
WEDNESDAY, JUNE 2, 2021

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Stephen Callahan

ALSO PRESENT:

Bill Jeffway, Town Board Liaison

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

Public Hearings: None

Approval of Minutes:

Mr. Jeffreys motioned to accept the minutes of May 5, 2021 as written. Mr. West seconded.

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

Motion carried 6-0.

Applications:

1. **Bleakley Two Lot Subdivision** – Spencer Hall, LS, appeared as the authorized representative for the Bleakley two lot subdivision application for property located at South Road and Cold Spring Road, tax grid number 6670-00-337542. Mr. Hall said they are proposing to divide this lot into two parcels and will apply for Board of Health approval on each lot. Glenn Butler, Highway Superintendent in Milan, granted preliminary approval for the access off of Cold Spring Road on May 24, 2021. Mr. Martin, the applicant’s engineer, has met with Bill Trifilo from the Dutchess County Department of Public Works for the access off of South Road. They determined this corner to be the best place for the access but they have to do some excavation off of that knob to meet the required sight distance which they will do. Both lots are over five acres so if they decided not to get Board of Health approval which is not required for lots over five acres, they would need a letter of feasibility from a licensed professional. There are no wetlands on the property. Mr. Darby asked why question number 9 asking if the property will exceed state energy code requirements is marked yes as he believes it should be no. Mr. Hall agreed and said they will change that answer to no. The board would like to do a site visit. Mr. Hall said he will flag both driveways this week.

Chair Darby motioned to declare this an unlisted action under SEQRA with a coordinated review to include the Dutchess County Department of Public Works and the Town of Milan Highway Department as involved agencies contingent

upon number 9 in the short EAF to be changed to no and a letter from the Dutchess County Department of Public Works is received regarding the access.

Mr. Jeffreys seconded.

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

Motion carried 6-0.

Mr. Pike motioned to set the date for the public hearing for the July 7, 2021 Planning Board meeting contingent upon Mr. Hall changing the map numbers to match the first page. Mr. Mautone seconded.

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

Motion carried 6-0

- Sylvan Rock Subdivision** – Per a letter of request submitted by Mark Graminski, PE/LS dated May 10, 2021, the second and last 90 day extension has been requested for the Sylvan Rock Subdivision to give the applicant time to work with the NYS DEC on the re-issuance of the previously approved wetland disturbance permit extending the conditional final approval to August 28, 2021.

Mr. Jeffreys motioned that the Planning Board approve the requested second and last 90 day extension for Sylvan Rock LLC to allow the applicant the necessary time to work with the NYS DEC on the re-issuance of the previously approved wetland disturbance permit, extending the conditional final approval to August 28, 2021. Mr. West seconded.

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

Motion carried 6-0.

- Spring Lake Road Subdivision** – Per a letter of request submitted by Kristina Dousharm Architecture dated May 11, 2021, the second and last 90 day extension has been requested for the Spring Lake Road Subdivision to give the applicant time to work with the Dutchess County Department of Health extending the conditional final approval to August 28, 2021.

Mr. Jeffreys motioned that the Planning Board approve the requested second and last 90 day extension for the Spring Lake Road Subdivision to allow the applicant the necessary time to continue with the approval process with the Dutchess County Health Department, extending the conditional final approval to August 28, 2021. Ms. Patty seconded.

Thomas Darby, Chair	Aye	Ann Patty	Aye
Stephen Callahan	Absent	Kevin Pike	Aye

James Jeffreys	Aye	Radford West	Aye
John Mautone	Aye		

Motion carried 6-0.

Discussion Items/Correspondence:

1. **1133 Taconic LLC (Durst)** – The board held a discussion with Liz Axelson, CPL, Planner for the Town of Milan Planning Board, regarding 1133 Taconic LLC. Jennifer VanTuyl, Attorney for the Pine Plains Planning Board, was also present. Ms. Axelson distributed a packet of sample documents to the board and explained how the SEQRA process would proceed including the EIS and scoping sessions. She said the Town of Pine Plains declared their intent to be lead agency since the bulk of the development is in Pine Plains and the Town of Milan will agree that Pine Plains is lead agency. Pine Plains will do a determination of significance requiring an EIS (Environmental Impact Statement). The next part of the process is the scoping. Ms. Axelson explained the process and provided handouts regarding the scoping process and the steps in an EIS. Pine Plains will provide a draft scoping outline and Milan will asked questions and make comments and send them back to the Pine Plains Planning Board.

The board then discussed possible concerns the Town of Milan may have. The existing water treatment plan will be decommissioned. The units are proposed to be single family dwellings. Ms. Axelson asked if there would be any interest from this board in seeing other dwellings besides single family such as town houses or multi family or two family dwelling. They are trying to create a community plan than will give people buying homes in this development a sense of community; there will no real sense of community with the homes out near Ferris Lane. Are they using a developer that has done this in the past so we can look at examples? Ms. VanTuyl said this will not be a third party developer. The proposal is intended to be a community that is part of both towns, not isolated and self-focused. Each town, Milan and Pine Plains, will make their own SEQRA determinations. The developers want to meet the zoning in each town without needing variances and special use permits. Roeliff Jansen Kill is a multiple use area. They plan on linking trails and crossing between the two towns including biking trails. Ms. Axelson suggested the board review the sample full EAF and use it as a tickler list to get thinking about areas of impact and concerns and any ideas. Jot them down. The more ideas the better to feed into the scoping process which will help in the mixing process of both towns. Another area of concern is the entrance onto the Taconic State Parkway. The NYS DOT will come up with their own plan and there will be a traffic analysis but the board should start thinking about their concerns about this and any intersections of concern for people coming or going to or from the project such as Ferris Lane. Crossing over the Taconic going south is a big concern as the middle section of the Taconic only has room for two lanes. Town input makes a difference with the DOT. Many of the services people want will be in Red Hook and Rhinebeck so connecting Ferris Lane to Route 199 would be a good way to go.

Ms. VanTuyl explained that the Pine Plains Planning Board will hold a special meeting in June since their regular meeting will not allow for the required thirty day time frame for SEQRA responses. At that special meeting, the board will affirm lead agency status, adopt a positive declaration requiring an EIS to be prepared and to set the dates for public scoping sessions. Anticipated dates for those public scoping sessions are Wednesday, July 21 which will be a zoom meeting and Saturday, July 31 for the in person scoping public session. There is discussion of using the Pine Plains high school for the in person session. There will be a period of time beyond that for written comments. Involved agencies will have the draft scoping document almost immediately after the 23rd of June. Scoping is supposed to be completed in 60 days and written comments allowed until the third week in August. Milan will join the scoping sessions as the scope has to cover the entire project.

Chair Darby motioned that the Town of Milan agrees to the Pine Plains Planning Board serving as lead agency for the coordinated environmental review for the proposed action. Mr. Pike second.

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

Motion carried 6-0.

Chair Darby said add to the response to Pine Plains that we expect members of the Planning Board will be attending the zoom and in person scoping sessions.

2. Site Plan and Subdivision Checklists were distributed in the meeting packet to be used as a tracking mechanism whenever a site plan or subdivision application comes in.

Mr. Jeffreys motioned to adjourn the meeting at 8:12 p.m. Mr. Pike seconded.

Thomas Darby, Chair	Aye	Ann Patty	Aye
Stephen Callahan	Absent	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, July 7, 2021 at 7:00 p.m.

Respectfully submitted,

Karen Buechele, Clerk
Planning and Zoning

cc: Catherine Gill, Town Clerk
Town Board