

TOWN OF MILAN PLANNING BOARD MEETING MINUTES

Wednesday, June 5, 2024

MEMBERS PRESENT:

James Jeffreys, Chairman
Stephen Callahan
Lauren Cawse
Thomas Darby
Hannah Diamond
John Mautone – Absent
Ann Patty

ALSO, PRESENT

Guy Barroilhet
Debra Blalock, TB Liaison
Jack Campisi, TB Member
Peter Sanders
Marty Willms
Peter Senn Yuen

Chairman Jeffreys opened the meeting at 7:01 PM.

Open Public Hearing: Baradus Villas - Lot Line Adjustment - Cold Spring Road

Mr. Barroilhet is still waiting for NYS DEC approval. DEC reports that they are backlogged, he wasn't sure when he would receive approval. A new map, showing where the stream crossing for the driveway will go and reflecting that all of the work will be wholly within the town of Milan was given to him by his engineer; he will provide a copy to the town. Mr. Callahan asked about who was going to install the footings and asked about the construction of the bridge crossing. Mr. Barroilhet has two engineers working on it and will be guided by their expertise and NYS DEC recommendation; he will also let DEC know that the board is waiting on their approval to grant him the lot line adjustment for the driveway. A letter has been approved by the Planning Board and will be provided to Mr. Barroilhet stating he has pending approval. In closing, he stated that as soon as he gets a letter from NYS DEC he will forward same to the Planning Board Clerk so that we may place him on the next Planning Board agenda.

Motion made by Chairman Jeffreys to close the public hearing; second by Ms. Patty.

Chairman, James Jeffreys	Aye	Thomas Darby	Aye
Stephen Callahan	Aye	Hannah Diamond	Aye
Lauren Cawse	Aye	Ann Patty	Aye
Motion Carried 6-0			

Approval of Minutes: Motion made by Mr. Darby; second by Ms. Cawse to approve May 1, 2024, as amended.

Chairman, James Jeffreys	Aye	Thomas Darby	Aye
Stephen Callahan	Aye	Hannah Diamond	Aye
Lauren Cawse	Aye	Ann Patty	Aye
Motion Carried 6-0			

Applications: Senn Yuen Farm - Minor Subdivision – 642 Spring Lake Road

Peter Senn Yuen presented that Lot 1 will become lot 1A and 1B. Lot was flagged per the Planning boards recommendation. Yellow flags will show the 4 corners on Lot 1A. Site visit showed that Lot 1B only had two flags. Drive access was written on some flags for the driveway but did not identify all aspects. The Planning Board would like the site marked completely and allow members to visit before the next meeting. Peter Senn Yuen

also handed the Planning Board a site plan booklet and made a short presentation on their vision for the organic farm.

The Planning Board determined that it would need to make a recommendation to the Zoning Board of Appeals for a variance on Lot 1A.

Motion by Chairman Jeffreys, second by Mr. Darby to recommend to the Zoning Board of Appeals for a variance on Lot 1A and directed the Clerk to furnish the adjusted map to the Chairman of the ZBA.

Chairman, James Jeffreys	Aye	Thomas Darby	Aye
Stephen Callahan	Aye	Hannah Diamond	Aye
Lauren Cawse	Aye	Ann Patty	Aye
Motion Carried 6-0			

Mirror Lake – Site Plan

The Church of Nazarene returned to their direct management of Mirror Lake in 2017. Former management/administration had worked to create a new Master Plan. That Master Plan was approved previously by the Milan Planning Board, that approval stated that any subsequent change/modification to that plan necessitate their return to the Planning Board for further review. Mirror Lake, listed as a pre-existing “Camp” use is no longer listed as an approved use under the Milan Zoning Code.

The current management for the CoN property stated that the Master Plan, as approved, may have been too ambitious and management wants to work with the town to make minor improvements. They acknowledged that they have made changes to certain elements on the property such as deck work, interior & exterior improvements as well as major dining hall modifications to be in-line with DC Board of Health guidelines.

They apologized for not returning for site plan review because they thought they had approval. DC BOH notified the Milan ZEO of their changes and the ZEO notified Mirror Lake that they were in violation of the 2018 site plan approval. They are currently working with the ZEO to find out what needs to be accomplished to be in compliance with the site plan and building code. They also informed the Planning Board that they are continuing to work with the DC BOH on septic system maintenance and design.

They have not made any modifications and will wait for DC BOH guidance. Going forward, they do envision some modest expansion to meet actual use. They stated their focus remains a religious retreat, and that they are uniquely designed to accommodate larger retreat groups. They do have RV sites available for short term stays; RV sites allow for a maximum of 4 occupants. Total retreat capacity is now calculated to be 280 people, the Master Plan it was 250, so a 30-person increase is being requested.

The Planning Board would like to schedule a site visit. Chairman Jeffreys requested that Mirror Lake return at our next regularly scheduled meeting with any open Certificate of Occupancy or Permits that have been handed to them by the ZEO. The Planning Board scheduled a site visit for Tuesday, June 18th at 10 AM.

Cell Tower Upgrade: AT&T – Salisbury Turnpike

In April AT&T (and local partners) submitted an application to modify the equipment on the Salisbury Turnpike cellular tower and site. Due to the change in Clerk this submission was missed by the Planning Board office. The town's tower consultant, David Groth, learned about this and notified Chairman Jeffreys. Mr. Groth reported that he had performed a site visit, reviewed the documentation and identified the improvements they were making were to bring the tower into 5G radio compliance; his review approved of these changes, and he recommended to that the Planning Board approve their modified site plan application.

Chairman Jeffreys motioned to approve the AT&T site plan modification to the Salisbury Turnpike site for 5G technology enhancements; second by Mr. Darby.

Chairman, James Jeffreys	Aye	Thomas Darby	Aye
Stephen Callahan	Aye	Hannah Diamond	Aye
Lauren Cawse	Aye	Ann Patty	Aye

Motion Carried 6-0

Chuck Veach – Subdivision approval.

SEQR has been completed, Dutchess County Board of Health approval was given.

Chairman Jeffreys made a motion to accept the SEQR Negative Declaration for the Lands of Veach and Wyant subdivision; second by Ms. Patty.

Chairman, James Jeffreys	Aye	Thomas Darby	Aye
Stephen Callahan	Aye	Hannah Diamond	Aye
Lauren Cawse	Aye	Ann Patty	Aye

Motion Carried 6-0

Chairman Jeffreys made a motion to approve the Lands of Veach and Wyant subdivision; second by Ms. Patty.

Chairman, James Jeffreys	Aye	Thomas Darby	Aye
Stephen Callahan	Aye	Hannah Diamond	Aye
Lauren Cawse	Aye	Ann Patty	Aye

Motion Carried 6-0

Chairman Jeffreys made a motion to adjourn; second by Mr. Darby.

Chairman, James Jeffreys	Aye	Thomas Darby	Aye
Stephen Callahan	Aye	Hannah Diamond	Aye
Lauren Cawse	Aye	Ann Patty	Aye

Motion Carried 6-0

Meeting adjourned at 8:15 PM

Next Planning Board meeting is scheduled for Wednesday, July 3, 2024, at 7:00 PM.

Respectfully submitted,

Peggy Coons, Clerk
Planning and Zoning

cc: Catherine Gill, Town Clerk
Town Board