

**Village of Millerton  
Planning Board Meeting  
November 9, 2022**

The Village of Millerton Planning Board held a Planning Board Meeting on Wednesday, November 9, 2022, at 7:10 PM with Board Member Patti Lynch-VandeBogart presiding in the absence of Chair Lance Middlebrook. Other Planning Board Members present: Carol Gribble, Andrew Rebillard, and Matt Soleau. Also present: Planning Board Secretary Anna Clune and Village Clerk Kelly Kilmer (sign in sheet attached).

**Introductions**

Patti Lynch began the meeting by welcoming new Planning Board Member Matt Soleau and recently hired Planning Board Secretary Anna Clune. Asked to introduce himself, Matt Soleau said that he has been a resident of Millerton for about one year, and he described his background in commercial construction and hospitality, primarily in New York City. He is also the owner of a general contracting and construction management company located in Millerton and brings to the Planning Board expertise in multi-family development and structural, mechanical, and environmental considerations. He explained that he was motivated to join the Planning Board to give something back to the community. Anna Clune, in turn, described being a resident of Millerton since 1998 and having been a grant writer at the North East Community Center in Millerton for 16 years prior to joining the Village as Planning, Zoning & Building Secretary in March 2022.

**5929 South Elm Avenue**

Kelly Kilmer reported on the status of the residence at 5929 South Elm Avenue, which had come before the Planning Board last year and was the sole outstanding matter since the Board last met. Kelly gave background, describing how Village inspectors discovered that the building—approved as a one-family residence—contained illegal apartments after a fire occurred there. The property was recently sold to Basil Gabrielle, who, with architect Ray Nelson, has developed a plan for converting the house to a legal four-unit residence. The project, if and when it goes forward, will require Planning Board approval and possibly Zoning Board approval—the latter related to parking spaces. At this time, however, the owner must obtain septic system approval from the Department of Health before any actions are taken by Village Planning or Zoning. When that approval is obtained, the owner will need to file new applications and submit escrows to begin a fresh round of Planning and Zoning review.

**5902 South Elm Avenue and Other Potential Planning Matters**

Kelly Kilmer introduced a new topic for the Planning Board that is likely to be on the agenda of future meetings. A plan for rebuilding the house that burned down at 5902 South Elm Avenue has been submitted to the Building Department. The property is owned by Amy Yang and the architect of the plan is Ray Nelson. The project will need a Special Permit from the Planning Board because the footprint of the proposed building is partially in a Land Conservation (LC) zone, as well as several variances from the Zoning Board. Kelly also mentioned the Presbyterian Church on Main Street and the former Millerton School building, both on the market, as possible future matters for the Planning Board after they are sold. The Planning Board was then given a preview of Amy Yang's 2-family residence plan for 5902 South Elm Avenue.

**Adjourn -**

*Motion* was made by Andrew Rebillard to adjourn the meeting at 7:41 PM and seconded by Carol Gribble. All four (4) members in attendance approved and the motion passed.

Respectfully Submitted,

Anna Clune  
Planning Board Secretary

APPROVED: