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**Village of Millerton  
Planning Board Meeting  
August 9, 2023**

10 The Village of Millerton Planning Board held a regular meeting on Wednesday, August 9, 2023,  
11 at 7:00 PM with Patti Lynch-VandeBogart presiding in the absence of Chair Lance Middlebrook.  
12 Other members in attendance were Carol Gribble, Andrew Rebillard, and Matt Soleau. Planning  
13 Secretary Anna Clune and Lisa Pederson of Allee Architecture & Design were also present.

14 **Roll** was called at 7:00 pm.

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**54 Main Street: Site Plan Review**

24 Lisa Pederson presented a site plan for 54 Main Street—formerly Manna Dew Restaurant—  
25 which, according to the proposal, would remain a restaurant with an upstairs apartment (no  
26 change in use). She explained that the new owner’s intention was to create an accessible entrance  
27 in the form of a sloped ramp made of mahogany decking, with a guard rail, extending from the  
28 front of the building and around the side to a deck and entryway at the back. She noted that an  
29 accessible front entrance was not feasible due to the very limited front setback. She described the  
30 creation of a garden setting in the building’s backyard, with a larger, mahogany deck (at the back  
31 entry); two pea stone patio areas; a pergola; and string lighting. These areas would be used for  
32 customers of the restaurant as a place to eat their take-out food (no table service) and for  
33 occasional small music performances and gatherings.

34 Matt Soleau asked whether the project involved changing the grade or drainage, and Pederson  
35 replied that neither would change. She noted that, besides the features described above, a new  
36 rear door and a handicapped bathroom would be installed. To create the accessible bathroom,  
37 two windows would be removed.

38 Pederson said that there would be no changes to the number of seats at the new restaurant and no  
39 changes to the septic or water systems. She discussed modifications to the upstairs apartment,  
40 including installing a door for privacy on the first floor, adding an upstairs kitchen, and possibly  
41 converting one of the existing rooms to a bedroom. The ornate staircase leading to the second floor  
42 would be preserved. She also discussed improvements to the restaurant’s method of disposing  
43 garbage, made in tentative agreement with the neighboring property owner. Lynch-VandeBogart  
44 asked for a copy of the final agreement on waste disposal.

45 Board members expressed their tentative approval of the plans, especially the accessibility  
46 features, pending a public hearing on the proposal.

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**Motion** was made by Soleau at 7:16 pm for the Planning Board to assume lead agency status for  
the project. The motion was seconded by Andrew Rebillard, approved by all members present,  
and passed.

Lynch VandeBogart stated that the project constituted a SEQR Type II action (no significant  
environmental impact).

45 **Motion** was made by Soleau at 7:18 pm that the Planning Board had determined the proposed 54  
46 Main Street project to be a SEQR Type II action, and therefore no further environmental review  
47 was required. The motion was seconded by Andrew Rebillard, approved by all members in  
48 attendance, and passed.

49 **Motion** was made by Matt Soleau at 7:24 to hold a public hearing on September 13 at 7 pm on the  
50 54 Main Street site plan application. The motion was seconded by Andrew Rebillard, approved by  
51 all members in attendance, and passed.

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### 53 **Minutes**

54 The minutes from the June 28, 2023, were not approved. The Board requested two corrections to  
55 lines 45-47 (clarify items needed to complete the 7-9 Main Street special permit application).

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### 57 **Invoices**

58 **Motion** was made by Matt Soleau at 7:37 pm to approve payment of Invoice #52081 from  
59 Mackey Butts & Whalen LLP, in the amount of \$1,452, for services related to 7-9 Main Street.  
60 The motion was seconded by Andrew Rebillard, approved by all members present, and passed. A  
61 separate payment of \$88 to the same law firm was not approved, pending the presentation of an  
62 invoice with a description of the services provided.

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### 64 **Escrow for 54 Main Street**

65 Anna Clune described the costs that would be incurred by the Village for publicizing the  
66 upcoming Public Hearing (certified mailings and newspaper notices).

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68 **Motion** was made by Matt Soleau to request an escrow of \$500 from the owner of 54 Main  
69 Street, to cover expenses related to publicizing the Public Hearing. The motion was seconded by  
70 Andrew Rebillard, approved by all members present, and passed.

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72 **Adjourn:** *Motion* was made at 7:45 pm by Matt Soleau to adjourn the meeting and seconded by  
73 Andrew Rebillard. All members in attendance approved, and the motion passed.

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