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**Village of Millerton
Planning Board Meeting
September 13, 2023**

The Village of Millerton Planning Board held a regular meeting on Wednesday, September 13, 2023, at 7:06 PM with Chair Lance Middlebrook presiding. Other members in attendance were Carol Gribble, Patti Lynch-VandeBogart, Andrew Rebillard, and Matt Soleau. Planning Secretary Anna Clune, Lisa Pedersen of Allee Architecture & Design, Sara Richardsen of Insite Engineering and Architecture, Craig Arnoff, Daniel Arnoff, Christine Bates, and Clyde Miller were also present.

Roll was called at 7:07 pm.

54 Main Street: Public Hearing and Site Plan Approval

At 7:08 pm, Lance Middlebrook opened the public hearing on the 54 Main Street site plan application and asked for questions or comments. In response to questions, Lisa Pedersen, the project's architect, conveyed the following:

1. The service plan for the proposed restaurant is that customers will place orders at a counter, then choose to eat at tables inside or take their food outside to seating on the back patio. Take-out will be an option as well. The menu will be casual and the restaurant will be open for lunch and dinner, but probably not for breakfast.
2. It is unknown whether the establishment will serve liquor, wine, or beer. A liquor license might be applied for after the restaurant opens.
3. The appearance of the building to passers-by on Main Street will remain basically the same, except for the new accessibility ramp. An arborist had been enlisted to try to save a chestnut tree in poor condition on the property.
4. The second-floor apartment will use the existing side entrance. A kitchen will be added to this single-family unit, and it will be made more private from the restaurant downstairs.
5. Patrons will park on Main Street (no change).
6. Planned exterior renovations consist of power washing and replacing the broken attic windows. The owner would eventually like to replace the aluminum siding with wooden material.
7. Although a shared waste disposal plan had been discussed with the owner of 56 Main Street (neighboring property), an agreement had not been finalized. In case the parties do not reach an agreement, the back-up plan is to use roll-out cans stored in the front area previously used for garbage disposal. A new fence that fully hides this area from view will be installed. The owner plans to compost or recycle as much waste as possible.

No objections to the project were raised.

Motion was made by Carol Gribble at 7:15 pm to close the public hearing, seconded by Andrew Rebillard, approved by all members present, and passed.

44 Middlebrook requested a stamped, signed site plan from the architect. Pedersen agreed to
45 provide this document.

46 **Motion** was made by Patti Lynch-VandeBogart at 7:19 pm to approve the Site Plan Application
47 for 54 Main Street (applicant Kim Sisco), seconded by Matt Soleau, approved by all members in
48 attendance, and passed.

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50 **5979 North Elm Avenue: Site Plan Review**

51 Sara Richardsen of Insite Engineering and Architecture introduced herself as the project
52 designer. Daniel Arnoff then described his family company's 100-year history in the area. He
53 said that Arnoff's facilities are now running at about 98% capacity, so there is a need for
54 additional self-storage space.

55 Points from the following discussion:

- 56 1. The property at 5979 North Elm Avenue consists of 11.6 acres, contains three existing
57 buildings, and is split between the Limited Business (LB) and Industrial (M) zones. Storage
58 is a permitted use in the LB zone, and the proposed 1,500 sq. ft. building meets all zoning
59 requirements.
- 60 2. The proposed building will be closest to and visible from North Elm Avenue (Route 22). A
61 landscaped buffer of trees, shrubs, and grass along the highway border is proposed. Three
62 honey locust trees on North Elm Avenue (Route 22) will be preserved.
- 63 3. There will be a paved asphalt pad in front of the new building for access, just off the existing
64 driveway. The building will have fieldstone siding panels for aesthetic appeal.
- 65 4. The proposed building site is above the property's existing septic system, which is outdated
66 and oversized. A new, relocated septic system is planned for the entire site; design
67 documents will be submitted to the Department of Health (DOH) within the next week. The
68 proposed building will not contain bathrooms or running water.
- 69 5. The climate-controlled (heated but not cooled) building will contain mostly indoor storage
70 units accessible from a central door, with a few units opening from the outside on the north
71 end. In the draft design presented, there are a total of 113 units of various sizes, ranging from
72 5 x 5 ft. to 10 x 20 ft. Currently there are about 50 self-storage units—mostly larger ones—
73 on the property.
- 74 6. The building will be equipped with exterior lighting, a keypad lock system, and outside
75 security cameras. It will be attended full-time, Monday through Friday, by a Warehouse
76 Associate. Sales and administrative functions will take place in the Lakeville Arnoff site.
77 Information about the brightness of the lighting will be provided to the Board when it
78 becomes available.
- 79 7. The source of electrical power (whether new or existing lines) has not been defined to date.
80 In-ground propane tanks will probably provide heating fuel.
- 81 8. Traffic metrics: Self-storage customers access their units 4 to 6 times per year, and this traffic
82 is highly seasonal.
- 83 9. Signage: Information about the new self-storage unit might be added to the existing sign at
84 the facility's entrance, but there will be no additional signage.
- 85 10. Opening, pending approval, is projected for the fall of 2024.

86

87 Middlebrook said that the Board's next steps were to declare lead agency status, set an escrow
88 amount, and employ an engineer to review the plans. He stated that when the plans were final,
89 they would be submitted to the Department of Transportation (DOT) and Dutchess Co. Dept. of
90 Planning & Development as involved agencies. He suggested that Richardsen start a separate
91 conversation with DOT as soon as possible, because working with that department was likely to
92 add time to the process.

93
94 **Motion** was made by Matt Soleau at 7:50 to establish an escrow of \$2,500, with a floor of \$1,000
95 (the amount at which the escrow would need to be replenished), for the Arnoff application,
96 seconded by Patti Lynch-VandeBogart, approved by all members present, and passed.

97
98 Middlebrook stated that, once the escrow had been paid, an engineer would be employed to
99 review the plans and assist the Board in conducting SEQR. He added that it was possible that the
100 Board could issue a conditional approval once SEQR was completed and the engineer had
101 determined that the plans were acceptable.

102

103 **Minutes**

104 Motion was made by Matt Soleau at 7:56 to approve the minutes from June 28, 2023, seconded
105 by Andrew Rebillard, approved by all members present, and passed.

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107 Motion was made by Matt Soleau at 7:57 to approve the minutes from August 9, 2023, seconded
108 by Andrew Rebillard, approved by all qualified members present, and passed.

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110 **Invoices**

111 **Motion** was made by Matt Soleau at 7:59 pm to approve payment of Invoice #51333 from
112 Mackey Butts & Whalen LLP, in the amount of \$88, for services related to 7-9 Main Street. The
113 motion was seconded by Andrew Rebillard, approved by all members present, and passed.

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115 **Adjourn**

116 **Motion** was made by Carol Gribble at 8:02 pm to adjourn the meeting, seconded by Patti Lynch-
117 VandeBogart, approved by all members present, and passed.

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