

**Village of Millerton
Planning Board Meeting Agenda
April 10, 2024 at 7 pm**

1. Call to order
2. Roll Call
3. Status of 7-9 Main Street (referred back to Building Dept.)
4. Invoices: Mackey, Butts & Whalen
5. Approval of minutes from 2/14/2024 meeting.
6. Adjourn

DRAFT



VILLAGE OF MILLERTON PLANNING BOARD

5933 NORTH ELM AVENUE
MILLERTON, NY 12546
PHONE 518-789-4489 x104
FAX 518-789-6764

E-MAIL: building@villageofmillerton-ny.gov

March 13, 2024

To: Ken McLaughlin, Code Enforcement Officer

From: Village of Millerton Planning Board

Ken,

The Planning Board can take no action regarding the application by Chris Gvgkne for site plan and special permit approvals for the multi-family residence at 7-9 Main Street.

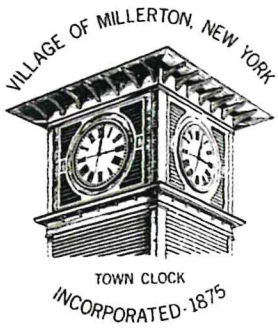
This is the result of the applicant's inability to provide a parking plan.

The Planning Board therefore refers the matter back to the Building Department for appropriate action.

Respectfully,

Anna Clune

Planning Board Secretary



VILLAGE OF MILLERTON BUILDING DEPARTMENT

5933 NORTH ELM AVENUE
MILLERTON, NY 12546
PHONE 518-789-4489 x104
FAX 518-789-6764

E-MAIL: building@villageofmillerton-ny.gov

March 14, 2023

Chris Gvkgne
Gvkgne Realty, Inc.
c/o Ray Nelson, RA
Millerton, NY 12546

Re: 7-9 Main Street, Parcel #7271-14-319267 — Notice of Determination and Denial

Dear Mr. Gvkgne,

Your application for a building permit is hereby denied, without prejudice, pursuant to the following sections of the Village of Millerton's Zoning Code:

Zoning District: General Business (GB)

- 170-16.D (2); 170-15.D (4). Area per Dwelling Unit: At least 5,000 sq. ft. of lot area per dwelling unit is required. Proposed: 636 sq. ft. of lot area per dwelling unit.
- 170-16.C (3); 170-36.B (2). Off-Street Parking: 1.5 spaces per dwelling unit are required (6 proposed additional dwelling units x 1.5 = 9 spaces). Proposed: 0 parking spaces.

As the parameters of your proposed project do not comply with the Code, granting a building permit is not possible. You may apply to the Zoning Board of Appeals to determine whether your proposal meets the conditions that would allow the necessary variances to be issued.

If you have any questions regarding this matter, please don't hesitate to call me at the Village Office.

Respectfully,

Kenneth McLaughlin
Building Inspector

CC: Delora Brooks, ZBA Chair

MACKEY, BUTTS & WHALEN, LLP

319 Mill Street
Poughkeepsie, NY 12601

(845) 452-4000

Village of Millerton
c/o Lisa Cope, Village Clerk
5933 N Elm Avenue
Millerton, NY 12546

Invoice Date: February 22, 2024
Invoice No. 57215
Client No. 5149.0008
Page: 1

RE: Special Use Permit -Chris Gvgkgn, 7-9 Main St, Millerton, NY 12546

Payments received after 02/22/2024 are not included on this statement.

For Professional Services

			Hours	
02/12/2024	ISM	Review e-mail from Lance Middlebrook; Draft reply to Lance Middlebrook	0.50	110.00
		For Current Services Rendered	0.50	110.00

Timekeeper Recap

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Ian S. MacDonald	0.50	\$220.00	\$110.00
Total Current Work			110.00
Balance Due			<u>\$110.00</u>

PAYMENT IS DUE UPON RECEIPT OF INVOICE.

RESIDENTIAL/COMMERCIAL REAL ESTATE	BUSINESS LAW	MUNICIPAL LAW
CONSTRUCTION	LITIGATION	WILLS, TRUSTS AND ESTATES
ELDER LAW	LABOR AND EMPLOYMENT	LAND USE AND ZONING
INSURANCE COVERAGE AND DEFENSE	HOSPITALITY LAW	CREDITOR'S RIGHTS
NOT-FOR-PROFIT LAW	LIQUOR LICENSING AND COMPLIANCE	NAVIGATION LAW

MACKEY, BUTTS & WHALEN, LLP

319 Mill Street
Poughkeepsie, NY 12601

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Village of Millerton
c/o Lisa Cope, Village Clerk
5933 N Elm Avenue
Millerton, NY 12546

Invoice Date: March 25, 2024
Invoice No. 58160
Client No. 5149.0001
Page: 1

RE: General Legal Advice to Board of Trustees

Payments received after 03/25/2024 are not included on this statement.

For Professional Services

			Hours		
03/12/2024	ISM	Review e-mail from Anna Clune regarding Herringtons; Review plans and application	0.30	52.50	
		For Current Services Rendered	0.30	52.50	
<u>Timekeeper Recap</u>					
<u>Timekeeper</u>			<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Ian S. MacDonald			0.30	\$175.00	\$52.50
Total Current Work					52.50
Balance Due					<u>\$52.50</u>

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RESIDENTIAL/COMMERCIAL REAL ESTATE	BUSINESS LAW	MUNICIPAL LAW
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Poughkeepsie, NY 12601

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Village of Millerton
c/o Lance Middlebrook, Chair
5933 N Elm Avenue
Millerton, NY 12546

Invoice Date: March 25, 2024
Invoice No. 58162
Client No. 5149.0009
Page: 1

RE: Planning Board General Matters

Payments received after 03/25/2024 are not included on this statement.

For Professional Services

			Hours	
03/11/2024	ISM	Telephone conference with Lance Middlebrook regarding Herrington's site plan amendment	0.20	44.00
		For Current Services Rendered	0.20	44.00

Timekeeper Recap

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Ian S. MacDonald	0.20	\$220.00	\$44.00

Total Current Work 44.00

Previous Balance \$682.00

Payments

03/01/2024 Payment -682.00

Balance Due \$44.00

PAYMENT IS DUE UPON RECEIPT OF INVOICE.

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319 Mill Street
Poughkeepsie, NY 12601

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Village of Millerton
c/o Lisa Cope, Village Clerk
5933 N Elm Avenue
Millerton, NY 12546

Invoice Date: March 25, 2024
Invoice No. 58161
Client No. 5149.0008
Page: 1

RE: Special Use Permit -Chris Gvgkgn, 7-9 Main St, Millerton, NY 12546

Payments received after 03/25/2024 are not included on this statement.

For Professional Services

			Hours		
02/22/2024	ISM	Review e-mail from Anna Clune; Review SPDES documents	0.20		44.00
02/29/2024	ISM	Review e-mail from Lance Middlebrook; Draft reply to Lance Middlebrook	0.40		88.00
03/08/2024	ISM	Review e-mail from Anna Clune; Review letter from Brandy Nelson with summary review of the application; Draft reply to Anna Clune; Review e-mail from Lance Middlebrook; Draft reply to Lance Middlebrook	1.20		264.00
03/11/2024	ISM	Telephone conference with Lance Middlebrook	0.50		110.00
03/13/2024	ISM	Review e-mail from Lance Middlebrook; Research Village Code; Review plans; Draft reply to Lance Middlebrook	1.40		308.00
		For Current Services Rendered	3.70		814.00

Timekeeper Recap

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Ian S. MacDonald	3.70	\$220.00	\$814.00

Total Current Work 814.00

Previous Balance \$110.00

Balance Due \$924.00

Previous Billed Amounts Due

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
814.00	110.00	0.00	0.00	0.00	0.00

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Village of Millerton
Client No. 5149.0008
RE: Special Use Permit -Chris Gvgkgn,

Invoice Date: 03/25/2024
Invoice No. 58161
Page No. 2

PAYMENT IS DUE UPON RECEIPT OF INVOICE.

RESIDENTIAL/COMMERCIAL REAL ESTATE
CONSTRUCTION
ELDER LAW
INSURANCE COVERAGE AND DEFENSE
NOT-FOR-PROFIT LAW

BUSINESS LAW
LITIGATION
LABOR AND EMPLOYMENT
HOSPITALITY LAW
LIQUOR LICENSING AND COMPLIANCE

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WILLS, TRUSTS AND ESTATES
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CREDITOR'S RIGHTS
NAVIGATION LAW

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**Village of Millerton
Planning Board Meeting
February 14, 2024**

8 The Village of Millerton Planning Board held a regular meeting and public hearing on Wednesday,
9 February 14, 2024, at 7:03 pm with Chair Lance Middlebrook presiding. Other members in attendance
10 were Carol Gribble and Patti Lynch-VandeBogart. Also attending was Planning Secretary Anna Clune.

11 **Roll** was called at 7:04 pm. Planning Board members Andrew Rebillard and Matthew Soleau were
12 absent.

13 **Escrow Review**

14 The escrow accounts held for the projects at 5979 North Elm Avenue (Arnoff) and 7-9 Main Street
15 (Gvkgne) were reviewed and determined to be in good order.

16 **Invoice Approvals**

17 Motion was made by Carol Gribble at 7:09 to approve payment of Invoice No. 56489 for \$682 from
18 Mackey, Butts & Whalen for legal services related to the application of the Arnoff Co. for site plan
19 approval at 5979 North Elm Avenue, seconded by Patti Lynch-VandeBogart, and passed by all members
20 present.

21 Motion was made by Patti Lynch-VandeBogart at 7:13 to approve payment of Invoice No. 012499153
22 for \$2,002.14 from Tighe & Bond for engineering consultation related to the application of the Arnoff
23 Co. for site plan approval at 5979 North Elm Avenue, seconded by Carol Gribble, and passed by all
24 members present.

25 **Minutes**

26 Motion was made by Carol Gribble at 7:17 to approve the Planning Board meeting minutes from
27 1/10/2024, seconded by Patti Lynch-VandeBogart, and passed by all members present.

28 **7-9 Main Street**

29 Chair Lance Middlebrook announced that review of the multi-family residence at 7-9 Main Street (site
30 plan and special permit applications) would continue at the next meeting on March 13, 2024. The Board
31 discussed the status of the project, specifically the Board's request for a parking plan and septic system
32 documents supporting 12 dwelling units before continuing the review process.

33 **Adjourn**

34 **Motion** was made by Carol Gribble at 7:45 pm to adjourn the meeting, seconded by Patti Lynch-
VandeBogart, approved by all members present, and passed.

Respectfully submitted,
Anna Clune, Planning Board Secretary