

**Village of Millerton
Planning Board @ Town of North East
April 05, 2017**

The Village of Millerton Planning Board attended the Planning Board Meeting held by the Town of North East Planning Board on Wednesday April 12, 2017 at 7:00 pm at the Town Hall with Chairman Dale Culver presiding. Village of Millerton Planning Board Members present: Lance Middlebrook, Patti Lynch-VandeBogart and Linda Orlando. Also present: Planning Secretary Stephany Eisermann and Village Attorney Ian MacDonald (sign in sheet attached).

Getty Application for Site Plan – Presentation by Rich Rennia (Rennia Engineering Design, PLLC)
Overview

- Site Plan for proposed plan has stayed relatively the same; changes consist of the addition of 4 electric vehicle charging stations on 2 different posts.
- DEC authorized the Town of North East as lead agency but there must be joint review (meeting with the Town of North East & Village of Millerton Planning Boards to gather answers to Part II of the EAF).
- Along Route 44 both the Town of North East and the Village of Millerton require 80' setback and the rear setback must be 50' minimally. A variance will be required.
- The current building is a non-conforming structure.
- The proposed entrance will be directly across from CVS; a traffic study will be completed and DOT will determine is that is allowable.
- A full SWPP and drainage analysis will be performed (erosion control, water quantity and quality plan).
- Both the Town and the Village have significant concerns regarding the water drainage; there can be no increase to the Kelsey Brook and all the receptors will be clearly mapped.
- Erosion control matting will be put on the back slope; there are different options available.

Part II – EAF REVIEW

- 1) Impact on Land YES
 - a) NO - Water is a Concern
 - b) NO - There will be a rise in elevation; a slope analysis will be provided.
 - c) NO - Do not think it will be a concern; will be a part of a geo-tech investigation.
 - d) NO
 - e) 2 phase – There will be more than 1 year of construction.
 - f) NO – SWPP and erosion & settlement analysis will be performed.
 - g) NO – Septic testing will be conducted.

- 2) Impact on Geological Features NO
 - a) NO
 - b) NO

- 3) Impacts on Surface Water YES
 - a) NO
 - b) NO
 - c) NO
 - d) NO
 - e) NO
 - f) NO
 - g) NO - not proposing any surface water discharge.
 - h) YES - will be addressed with the sediment erosion plan.

- i) YES - will review and map all receptors; will take great care to review any impacts on stream.
 - j) NO - Board suggested that Rennia may want to create something stating there will be no salt or herbicides used (anti salt application).
 - k) YES - septic system; will perform investigation and produce preliminary design.
- 4) Impact on groundwater YES
- a) YES – will analyze projected flows and verify with Village Water Dept.; may not have a well since the Village water system is there.
 - b) NO – will verify with the Village; but will be very low water flow.
 - c) NO
 - d) YES – septic system; will address.
 - e) NO – not proposing any water supply wells.
 - f) NO – will go back through use to verify and specify.
 - g) NO
- 5) Impact on Flooding
- a) NO
 - b) NO
 - c) NO – will be documented with a copy of the FEMA flood map.
 - d) Will address with SWPP
 - e) Will address with SWPP
 - f) Does not apply
- 6) Impacts on Air NO
- a) Does not apply
 - b) NO
 - c) NO
 - d) No
 - e) NO
- 7) Impacts on Plants and Animals NO
- a) NO
 - b) NO
 - c) NO
 - d) NO
 - e) NO
 - f) NO
 - g) NO
 - h) NO
 - i) NO – will document items Chairman Culver brought up with the site use plan.
- 8) Impact on Agricultural Resources
- a) NO
 - b) NO
 - c) NO
 - d) NO
 - e) NO
 - f) NO
 - g) NO
- 9) Impact on Aesthetic Resources
- a) YES – Village of Millerton has a historic district; church can be seen from the site.

- b) NO
- c) NO
- d) i. YES
 - ii. YES
- e) Will address the corridor in the assessment; overall comprehensive plan talks about the gateway to the Village – depends on individual opinion.
- f) YES – within 0 to .5 miles (Town Attorney will look up definition of similar – use or size). Rennia Engineering will put together an analysis of the surrounding businesses etc.

10) Impact on Historic and Archeological Resources

- a) YES – site is located next to Village Historic District
- b) NO – will provide map
- c) NO

11) Impact on Open Space and Recreation NO

- a) NO
- b) NO
- c) NO
- d) NO

12) Impact on Critical Environmental Areas NO

- a) NO
- b) NO

13) Impact on Transportation YES to ALL

** Traffic Study to cover entire section – DOT will make the ultimate decision **

14) Impact on Energy YES Part I lists kw usage

- a) NO
- b) NO
- c) NO
- d) NO

15) Impact on Noise, Odor and Light

- a) Village noise ordinance will be addressed. A sound Study will be conducted. What do the Boards want to have addressed in the sound study? It is currently a 7 day per week operation. Please provide a list of concerns; neighboring properties, church etc.
- b) NO
- c) YES
- d) YES – will have a lighting plan; Chairman Culver suggested a photometric overlay.
- e) NO – boards would like a breakdown of lighting that will stay on all the time and what will be on a timer.

16) Impact on Human Health YES

- a) NO
- b) NO
- c) YES
- d) NO
- e) NO
- f) NO
- g) NO
- h) TBD
- i) NO

- j) NO
- k) NO
- l) NO

17) Consistency with Community Plans YES

** YES to ALL – will provide proof & documentation that it is consistent with the Comprehensive Plan **

18) Consistency with Community Character

- a) NO
- b) YES – Police & Fire
- c) NO
- d) YES – Church & water
- e) YES – must be discussed in assessment document.
- f) NO
- g) Address economic impact – how will it affect overall impact other businesses?

Additional Concerns:

Have seen some improvements in the second rendition but still concerned about

- Signage
- Color Schemes
- Overall size

Board requests color renderings from the following locations:

- 1) Head on
- 2) Supermarket driving into Millerton
- 3) At the traffic light
- 4) Maple Avenue.

Public Comment

- Soil Testing- will that happen, especially under the pad where the tanks were? YES
- What is the pitch of the roof? Mavis 5-12 roof, Dunkin Donuts 10-12 roof
- Will there be colored plans? YES – Board would like to see colored plans as soon as possible.
- Will the sound study be consistent with the tools that will be used? Rich Renna explained that the sound test will be performed with those exact tools, and with the doors up and the doors down. The sound study will be extensive and will be sure to include any possible impact on church services.

Adjourn

Meeting adjourned at 9:37 PM.

Respectfully Submitted,

Stephany Eisermann
Planning Board Secretary

Date Approved: June 14, 2017