

1 **VILLAGE OF MILLERTON**  
2 **Planning Board Meeting**  
3 **March 13, 2013**  
4

5 The Village of Millerton Planning Board held its regular meeting on Wednesday, March 13,  
6 2013 at 7:10 pm with Lance Middlebrook presiding. Planning Board Members present: Peter  
7 Greenough, Carol Gribble and Peter Richmond. Absent: Patti Lynch. Also present: Karen P.  
8 McLaughlin – Secretary.  
9

10 **Basil Gabriel's Project**

11 The board discussed Basil Gabriel's boarding house project. Although the board approved his  
12 project last month, the architect added the drawings of the garbage receptacle to the Site Plan and  
13 the short EAF needed to be completed.  
14

15 Motion made by Carol Gribble, seconded by Peter Richmond and all were in favor to declare the  
16 Planning Board lead agency. The board reviewed and went over the short EAF (see attached).  
17 Chair Middlebrook corrected the address on the EAF. Peter Greenough asked about item 9. Chair  
18 Middlebrook stated that the applicant misunderstood the question. The board identified Brad  
19 Rebellard's commercial business and cemetery as being adjacent properties.  
20

21 The board discussed the definition of motel and discussed the proposed boarding tenant  
22 arrangement situation and agreed that it all met the zoning code. As Peter Richmond was absent  
23 from last month's meeting, the board caught him up on the discussions of the occupancy  
24 stipulations and signage. Peter Richmond expressed concern of the change in the current traffic  
25 pattern. Chair Middlebrook stated that even if all units were filled, the traffic pattern won't be  
26 changed. The board agreed there were no adverse changes proposed.  
27

28 The board reviewed the SEQR questions and answered them as attached.  
29

30 The board completed the short EAF addressing the SEQR questions and a motion was made by  
31 Peter Greenough, seconded by Peter Richmond and all were in favor to make a negative  
32 declaration. Chair Middlebrook stamped and signed the plans in its completion.  
33

34 **Minutes-** Motion made by Carol Gribble, seconded by Peter Greenough and all were in favor to  
35 accept the October 10, 2012 minutes. Motion made by Carol Gribble seconded by Peter  
36 Greenough and all were in favor to accept the November 14, 2012 minutes. Motion made by  
37 Carol Gribble, seconded by Peter Richmond and all were in favor to accept the February 13,  
38 2013 minutes. All were accepted with the submitted minor gramatical corrections.  
39

40 The board discussed the vacancy to be left by Patti Lynch and Peter Richmond, if elected to the  
41 village board. Chair Lance asked for the Board to think of possible candidates.  
42

43 **Adjourn**

44 Motion made by member Peter Greenough to adjourn the meeting at 7:54 pm, seconded by  
45 member Carol Gribble and all three (3) board members approved and motion was passed.  
46

47 Respectfully submitted,  
48

49 Karen P. McLaughlin, Secretary

50 **Next meeting: Wednesday, April 10, 2013 at 7:00 pm.**

Date Approved: