

**VILLAGE OF MILLERTON**  
**Planning Board Meeting**  
**February 13, 2013**

The Village of Millerton Planning Board held its regular meeting on Wednesday, February 13, 2013 at 7:06 pm with Lance Middlebrook presiding. Planning Board Members present: Peter Greenough, Carol Gribble and Peter Richmond. Absent: Patti Lynch. Also present: Karen P. McLaughlin – Secretary, Nancy Brusie - Zoning Enforcement Officer, Steve McCollian-Millerton Gateway, and John Gilmor-Gilmor Glass

**Millerton Gateway-** Steve McCollian, owner of Millerton Gateway discussed the concern regarding public restrooms at Millerton Gateway. He explained that an employee at Salsa Fresca posted no public restrooms instead of restrooms for customers only. He also explained that the health dept limits their water use proportionate to the septic capabilities. He explained that the sign has been changed and the sign says restroom for customers instead of no public restrooms. Chair Middlebrook explained that the original plan had a restroom with access from the outside. Steve stated that they are all accessible from the outside and Chris from the Dept of Health cited Salsa Fresca for the door going thru the bathroom to the back and that was corrected. Steve further explained that there is no way he or anyone could provide a “public restroom” because the rail trail traffic would overflow the septic. He stated that each unit has its own restroom for customers.

Chair Middlebrook stated that from the drawings, it appears they were all employee restrooms. Steve reassured the Planning Board that the restrooms are for customer use. Member Greenough suggested metering the lawn watering so that you know what is going into the septic and what is not. Steve reported that he is considering not having grass because it doesn’t grow and looking for options to keep it green. The board was satisfied with the explanation and satisfied that the bathroom situation was taken care of.

**Gilmor-** John Gilmor discussed the progress of his Gilmor Glass building renovation project. He explained that he has someone in the lower level. John reported that the wrought iron fence and plantings will be done by the tenant. They are getting rid of the plantings where the foundation is in the back, they are moving the rubble and using it as a sculpture garden, as well as keeping some of the plantings.

Carol Gribble asked about the retaining wall that was recommended by the NYS DOT to keep cars from running off the road and going into that lower level. Carol stated she was referring to the retaining wall on the lower level to keep the road from caving in. John explained that he had that checked and it was solid. Carol also asked about the root system of those plants on the foundation to see what may be being ruined by the roots and what may be saved.

Peter Greenough reaffirmed with John that he has a tenant and the rent is being used to complete the list. John reported that with the rent, the only thing that can be done until more funding has been secured is the wrought iron fence, clean up the foundation and plantings. This tenant had a contract with the Cloisters and does good work.

Chair Middlebrook asked that when the work would start. John answered, working outside is feasible around May; therefore things will start up then.

The board requested John attends the April meeting with a progress update.

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2 **“Big Grill”**– The board discussed Basil Gabriel’s boarding house project. They approved it last  
3 month but still need the site plan application and the short EAF. Ray Nelson, his architect said he  
4 would put that together for the board.  
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6 **Minutes-** Motion made by Peter Greenough, seconded by Peter Richmond and all were in favor  
7 to accept the January 9, 2013 minutes with the submitted minor gramatical corrections.  
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9 Next meeting have October and November minutes for approval.  
10

11 **Adjourn**

12 Motion made by member Peter Richmond to adjourn the meeting at 8:01 pm, seconded by  
13 member Carol Gribble and all four (4) board members approved and motion was passed.  
14

15 Respectfully submitted,  
16

17 Karen P McLaughlin,  
18 Secretary  
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20 **Next meeting: Wednesday, March 13, 2013 at 7:00 pm.**