

VILLAGE OF MILLERTON
Planning Board Meeting
May 8, 2013

The Village of Millerton Planning Board held its regular meeting on Wednesday, May 8, 2013 at 7:10pm with Lance Middlebrook presiding. Planning Board Members present: Carol Gribble, Peter Greenough. Planning Board Member Arriving late: Patti Lynch. Planning Board Member Absent: Peter Richmond. Also present: Terry Lundquist, Ralph Fedeles, Cia Arnason and John Marth – Cumberland Farms.

Village Herbalist – Terry Lundquist presented to the Planning Board a proposal to relocate her Herbal Store from 7 Dutchess Avenue, Millerton, NY to 28 Main Street, Millerton NY. Ms. Lundquist has been informed that she needs to apply for a waiver of Site Plan. A second location where she has classes is 65 Main Street, Millerton, NY. Ms. Lundquist would like to paint the façade of the build at 28 Main Street (Toasted Chestnut and Black trim) and add a frame around the existing window.

Motion made by Planning Board Gribble approving the waiver of Site Plan for 28 Main Street, Millerton NY for Herbal Store and Classes, second by Planning Board Member Peter Greenough, all three (3) board members approved and motion was passed.

Irondale School House – Mr. Ralph Fedeles and Mrs. Cia Arnason presented to the Planning Board the plans approved by Dutchess County Planning for the relocation of the Irondale School House from Route 22, Millerton NY to Main Street (Route 44), Millerton NY. The relocation has been delayed because the lease from the County is for ten (10) years with the continuation for an additional ten (10) years is waiting for finalization of the lease agreement. The Planning Board Chairman stated that he would refer the Irondale School House to the Zoning Department regarding set back concerns.

Cumberland Farms – John Marth, a Program Manager of the company, presented to the Planning Board a preliminary Site Plan for the Cumberland Farms located on the corner of Route 44 and North Maple Avenue, Millerton NY. Mr. Marth expressed that there will be sidewalk work, refresh striping in parking and other items that need to be updated or changed. They are proposing a Redbox which is a movie rental system that would be located on the exterior of building. The applicant said it would be no problem to remove from the site plan and the board agreed to the remove from the plans. The board asked to have the grass mowed and to make sure it is mowed regularly. The planning board agreed to the conceptual site plan that has been presented, with the minor modifications requested. The board informed Mr. Marth that he has to present any signage to the Zoning Enforcement Officer (the Planning Board Chairman Middlebrook will give the signage plans to ZEO Nancy Brusie). The Site Plan Application will now go before Build Inspector Ken McLaughlin before he will present the full Site Plan Application (to include a Short EAF) before the Planning Board.

Minutes- Motion made by Carol Gribble approving the minutes of April 10, 2013 as presented, seconded by Patti Lynch, Peter Greenough abstained because he was absent from that meeting, the majority of the board members in attendance approved and motion was passed.

Adjourn- Motion made by Carol to adjourn the meeting at 8:27pm, seconded by Patti Lynch and all four (4) board members in attendance approved and motion was passed.

1 Respectfully submitted,

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4 Amber Jordan

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6 **Next meeting: Wednesday, June 12, 2013 at 7:00 pm.**